

Management of building construction

A. Architects

By the end of 2012, the number of architects in practice is 3,643 which increases 2.7% in comparison with 3,546 in 2011, and 3,618 of them are Class A architects; in addition, the number of Class B architects (licensed according to Article 53 of the Architects Act) is 25. When compared in terms of each county (city), most of the architects are in the Five Special Municipalities and Taoyuan County. Taipei City has the most architects: 1,327 people; 562 in Taichung City, 516 in New Taipei City, 338 in Kaohsiung City, 239 in Tainan City and 161 in Taoyuan County. The 6 cities/counties above cover 86.3% of all architects in practice. It shows that the request in the space of buildings in urban area is rarely high due to centralization of population. With the convenience of information and traffic, urban city becomes the area for architects in practice centralized.

B. Construction Industry management

According to the Construction Industry Act, construction is divided into comprehensive construction enterprises, specialized construction enterprises and civil engineering contractors. Comprehensive construction enterprises are categorized into three groups: A grade, B grade and C grade. By the end of 2012, the number of construction companies, exclusive of the companies without renewing certificates after Construction Industry Act was enacted, was 16,406. With the limitations in founding threshold and regulations in Construction Industry Act, there were 6,340 companies of C grade comprehensive construction enterprises (38.6%), 6,273 companies of civil engineering contractors (38.2%), 2,204 A grade comprehensive construction enterprises (13.4%), 1,250 B grade comprehensive construction enterprises (7.6%) and 339 companies of specialized construction enterprise (2.1%). When compared in terms of each county(city), most of the architects are in the Five Special Municipalities and Taoyuan County. Taichung has the most companies. There are 2,174 companies (13.3%) in Taichung City, followed by 2,002 companies (12.2%) in Kaohsiung City, and 1,933 companies (11.8%) in New Taipei City.

In terms of total capital, the capital of the whole construction was 636,930,000,000 dollars: A grade comprehensive construction enterprises had 48.9% of the whole capital, specialized construction enterprises had 41.3%, followed by 5.3% of C grade and 3.4% of B grade. The total investment of civil engineering contractors constituted as few as only 1.2%.

In terms of construction companies' average capital, the average amount for each company was 38,820,000 dollars by the end of year 2012. There thus has concluded a comparison results that in terms of geological location, mainly in Taipei City and Kaohsiung City, the average capital for each city reaches 169,770,000 and 117,940,000 dollars, followed by 23,760,000 dollars in New Taipei City.

C. Safety inspection in lifting equipment of buildings

By the end of 2012, there were 8 institutions of safety inspection in lifting equipment of buildings, including 6 institutions in Taipei City, 1 in Kaohsiung City and 1 in Taichung City and 472 specialized companies which increased 4.9% in comparison with 450 in previous year (2011). When compared in terms of each county (city), most of the specialized companies are in the Five Special Municipalities and Taoyuan County. Taipei City had the most specialized companies –104 (22.0%), followed by 84 companies in New Taipei City (17.8%) and 74 companies in Taichung City (15.7%). There were 7,434 professional technicians which increased 4.9% in comparison with 7,090 in 2011. When compared in terms of each county (city), most of the professional technicians are in the Five Special Municipalities and Taoyuan County; 4,273 in Taipei City (57.5%), 822 in New Taipei City (11.1%), and 557 in Kaohsiung City (7.5%)

The number of the inspected lifting equipments in 2012 is 138,434, which decreases 1.6% in comparison with 140,655 in 2011. The qualified case number of the inspected lifting equipments was 138,426, nearly 100%. The cities and counties which had over ten thousand inspected lifting equipments were: 29,833 in Taipei City (21.5%), 29,201 in New Taipei City (21.1%), 18,859 in Kaohsiung City (13.6%), 18,251 in Taichung City (13.2%), and 11,939 in Taoyuan County (8.6%) ; in addition, the five counties and cities had 78.0% of the inspected amount.

D. Safety inspection in mechanical recreation facilities

The recreation center will be deregulated if mechanical recreation facilities were removed completely. In year 2012, one city (county) for recreation center was deregulated individually in each of New Taipei City (1), Taipei City (1), Tainan City (1), Miaoli County (1) and Changhua County(1). Therefore, by the end of 2012, the number of recreation center was 28, 5 less than the 33 of last year; 21 were in business and 7 had been suspended by the enterprise.

The number of mechanical recreation facilities totaled up to 245, however, 206 were still running, 39 have been suspended, 204 in business have duly obtained building licenses, in which use of recreation facilities in 4 centers was suspended even

though they had obtained a usage license, and 6 in Taipei Children's Recreation Center have not obtained the usage license yet. Taipei City Government allows the business with special signature. The facilities and equipments are maintained with records and processed with safety inspection periodically.

E. Safety inspectors of buildings

By the end of 2012, the number of safety inspectors of fire prevention facilities in buildings was 3,092, followed by 3,021 of equipment inspection staff. The architects of various expertise amounted to 2,397 and 2,395, ranking the first, followed by 119 electronic engineering technicians and then 108 civil engineers. When compared with that of previous year (2011), the amount of architects and civil engineers increased, and that of structure technicians, electronic engineering technician, mechanical technicians, and air-conditioning technicians remained unchanged.

F. Building interior construction

There were 5,477 building interior construction companies by the end of 2012 which increased 10.2% in comparison with 4,969 in 2011; 3,872 design construction factories (70.7%) and 1,551 construction factories (28.3%). In terms of geographical locations, Taipei City had the most companies –2,137 (39.0%), followed by 983 in New Taipei City (17.9%) and 705 in Taichung City (12.9%). There were 15,357 construction specialists which increased 6.1% in comparison with 14,470 in 2011; 9,989 of professional design construction specialists (65.0%) and 4,974 professional construction specialists (32.4%). In terms of county/city, Taipei City had the most construction specialists at 4,931 (32.1%), followed by New Taipei City at 2,596 (16.9%) and Taichung City at 2,081 (13.6%).

G. Parking spaces in the buildings

There were 3,785,232 parking spaces in the buildings by the end of 2012; 52,846 for large vehicles (1.4%), 3,046,987 for automobiles (80.5%), 685,399 for motorcycles (18.1%). In terms of geographical locations, Taipei City had the most parking spaces of 979,363 (25.9%), followed by New Taipei City, 545,106(14.4%), and Taoyuan County, 452,907 (12.0%). The number of the above parking spaces in the urban development project areas was 3,458,514(91.4%) and 326,718(8.6%) parking spaces for in non-urban development project areas.

H. Statistics of Advertisement Management

The number of applying permission advertisement is 2,172 in 2012: 1,759 of signboard (81.0%) and 413 of vertical advertisement (19.0%). In terms of the county/city, Taichung City and Taipei City had the most advertisement –706 and 705(32.5%), followed by 202 in Kaohsiung City (9.3%) and 199 in Tainan City (9.2%). There were 10,132 of prosecution cases, in which 10,055 of removing and tearing (99.2%) is the highest, followed by 77 of fine (0.8%).

I. Management Companies in Apartment and Large Buildings

By the end of 2012, the latest statistics indicates that the number of management companies in apartment and large buildings is 642, in which Taipei City has the highest number of 141(22.0%), followed by 139 in Taichung City (21.7%) and 117 in New Taipei City (18.2%). It has been required that both the administration and technology management staff shall pass the qualification and certification before getting the employment for handling such affairs since the duly enactment of Condominium Management and Ordinance (CMO) Act. The latest statistics indicate the amount and growth rate of employees with certification were 4,798. Among them, management staff and technicians are half and half; the technician category is composed of disaster prevention and building facility maintenance in which the former amounted to 40.9% and the latter, 59.1% respectively.

J. Removal of Illegal Constructions

Buildings without legal permits (also called Illegal Construction) do not only damage the urban landscape beauty but also influence the sight of the city and endangered public security. According to Article 11 in Approaches of Illegal Constructions, the illegal construction must be processed based on the time of existence, the influence degree in city, transportation, and public security to be divided into the old and the new illegal constructions. The enforcement rules of the base date for separating the old from the new illegal constructions must be enacted duly according to the regulations of relevant competent authorities.

By the end of 2012, the number of illegal construction was 565,867 for the whole country. The new added unauthorized building was 55,383 and the removal of illegal construction was 36,110. The enforced supplementary application cases are 163. There were 19,110 more illegal construction cases in comparison with the amount of 546,757 and a growth ratio of 3.5% in 2011.

In terms of the county/city, New Taipei City had the most number of illegal construction, 178,963(31.6%), followed by Kaohsiung City, 114,396(20.2%) and Taipei City 82,171(14.5%). The number of illegal construction in these three cities and counties occupied 66% throughout the country. City/county with the number of

illegal construction below 1,000 contained Taitung County, Lienchiang County and Penghu County. In which, Penghu County had the smallest number of 61 cases.

K. Issue of Construction Licenses

31,237 Construction Licenses were issued in 2012 and compared with last year's figure, the number decreased 5.8%. The total floor area was 32,882,939 square meters, which decreased 3.7%.

In terms of county/city, New Taipei City, which had 4,904,000 square meters (14.9%), had the most total floor area; followed by 4,681,000 square meters (14.2%) in Taoyuan County, and 3,805,000 square meters (11.6%) in Taichung City. In comparison with last year, the total floor area increased the most in Taoyuan County by 702,000 square meters (17.6%), followed by 311,000 square meters (40.8%) in Miaoli County and 232,000 square meters (8.4%) in Tainan City. The three biggest decrease of areas were 1,015,000 (21.1%) in Taichung City, 1,006,000 (37.6%) in Taipei City and 800,000 (37.8%) in Hsinchu County.

In terms of the usages, Housing (including farmhouse) had 19,319,000 square meters (58.8%), Industry and Warehousing had 5,617,000 square meters (17.1%) and Business and Service had 1,974,000 square meters (6.0%).

In terms of the structures, 24,674,000 square meters were concrete construction, including steel concrete construction (75.0%), 4,659,000 square meters were steel construction (14.2%) and 3,320,000 square meters were steel reinforce concrete construction (10.1%).

L. Issue of Usage Licenses

26,903 usage Licenses were issued in 2012, which increased 2.5% compared with last year's figure; the total floor area was 27,761,000 square meters (increased 7.2%).

In terms of county/city, New Taipei City had the most construction area: 4,115,000 square meters (14.8%), followed by 3,444,000 square meters in Taichung City (12.4%) and 3,124,000 square meters in Taoyuan County (11.3%). In comparison with last year, the three biggest increases of areas and increase ratios were: 895,000 (27.8%) in New Taipei City and 510,000 (21.5%) in Kaohsiung City and 432,000 square meters (21.0%) in Taipei City. The three biggest decreases of areas and their decrease ratios were: 199,000 (6.0%) in Taoyuan County and 93,000 (13.2%) in Miaoli County and 70,000 square meters (53.4%) in Kinmen County.

In terms of the usages, Housing (including farmhouse) had 15,744,000 square meters (56.7%), Industry and Warehousing had 5,055,000 square meters (18.2%), Business and Service had 1,932,000 square meters (7.0%).

In terms of the structures, 21,217,000 square meters were concrete construction, including steel concrete construction (76.4%), 4,025,000 square meters were steel construction (14.5%) and 2,261,000 square meters were steel reinforce concrete construction (8.1%).

In terms of the height, compared to last years' figures, this year's shows an increase. For the increasing, the floor area for the buildings over between 75-90 meters increased 179.1%, followed by 125.3% for the category of over 90 meters. For the decreasing, the floor area for the building over between 60-75 meters decreased 40.5%, followed by the decreasing of 5.3% for the category of between 30-45 meters.

In terms of high rise building over 15 floors, the total floor area of 15 floors or over 15 floors buildings was 5,721,000 square meters in 2012 and was about 20.6% of 27,761,000 square meters for the whole year, increased 51.8% in comparison with last year. New Taipei City had the square meters of 2,036,000, followed by Kaohsiung City of 976,000 square meters, Taipei City of 655,000 square meters.