

Management of building construction

A. Architects

By the end of 2014, there were 3,725 architect offices, which increased 2.7% in comparison with 3,627 in 2013. The number of architects in practice is 3,834 which increase 3.1% in comparison with 3,720 in 2013, and the number of Class B architects (licensed according to Article 53 of the Architects Act) is 17. 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: 1,307 architects, 1,387 people; 603 architects, 611 people in Taichung City, 512 architects, 521 people in New Taipei City, 352 architects, 361 people in Kaohsiung City, 230 architects, 232 people in Tainan City and 184 architects, 184 people in Taoyuan County. The 6 cities/counties above cover 85.6% and 86.0% of all architects and 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 2014, the number of construction companies, exclusive of the companies without renewing certificates after Construction Industry Act was enacted, was 17,149. With the limitations in founding threshold and regulations in Construction Industry Act, there were 6,587 companies of C grade comprehensive construction enterprises (38.4%), 6,533 companies of civil engineering contractors (38.1%), 2,417 A grade comprehensive construction enterprises (14.1%), 1,218 B grade comprehensive construction enterprises (7.1%) and 394 companies of specialized construction enterprise (2.3%). When compared in terms of each county(city), most of the construction companies are in the Five Special Municipalities and Taoyuan County. Taichung has the most companies. There are 2,325 companies (13.6%) in Taichung City, followed by 2,122 companies (12.4%) in Kaohsiung City, and 1,999 companies (11.7%) in New Taipei City.

In terms of total capital, the capital of the whole construction was 766,520,000,000 dollars: A grade comprehensive construction enterprises had 43.2% of the whole capital, specialized construction enterprises had 48.3%, followed by 4.7% of C grade and 2.7% of B grade. The total investment of civil engineering contractors constituted as few as only 1.1%.

In terms of construction companies' average capital, the average amount for each company was 44,700,000 dollars by the end of year 2014. 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 259,250,000 and 114,140,000 dollars, followed by 24,160,000 dollars in New Taipei City.

C. Safety inspection in lifting equipment of buildings

By the end of 2014, there were 8 institutions of safety inspection in lifting equipment of buildings, including 6 institutions in Taipei City, 1 in Taichung City and 1 in Kaohsiung City and 503 specialized companies which increased 3.1% in comparison with 488 in previous year (2013). 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 –108 (21.5%), followed by 86 companies in New Taipei City (17.1%) and 80 companies in Taichung City (15.9%). There were 7,828 professional technicians which increased 0.3% in comparison with 7,807 in 2013. When compared in terms of each county (city), most of the professional technicians are in the Five Special Municipalities and Taoyuan County; 4,471 in Taipei City (57.1%), 807 in New Taipei City (10.3%), and 578 in Kaohsiung City (7.4%)

The number of the inspected lifting equipments in 2014 is 168,283, which increased 5.4% in comparison with 159,599 in 2013. The qualified case number of the inspected lifting equipments was 168,264, nearly 100%. The cities and counties which had over ten thousand inspected lifting equipments were: 35,462 in New Taipei City (21.1%), 35,395 in Taipei City (21.0%), 21,949 in Taichung City (13.0%), 21,526 in Kaohsiung City (12.8%), and 15,544 in Taoyuan County (9.2%) ; in addition, the five counties and cities had 77.1% 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 2014, No city (county) for recreation center was deregulated individually, but Taipei City added 1 recreation center. Therefore, by the end of 2014, the number of recreation center was 28, which increased 1 in comparison with 27 in 2014; 22 were in business and 6 had been suspended by the enterprise.

The number of mechanical recreation facilities totaled up to 256, however, 211 were still running, 45 have been suspended, 205 in business have duly obtained building licenses, 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 2014, the number of safety inspectors of fire prevention facilities in buildings was 3,423, followed by 3,299 of equipment inspection staff. The architects of various expertise amounted to 2,545 and 2,543, ranking the first, followed by the civil engineers of various expertise amounted to 137 and 136 respectively, and then 122 electronic engineering technicians. When compared with that of previous year, the number of safety inspectors of various expertise increased.

F. Building interior construction

There were 6,471 building interior construction companies by the end of 2014 which increased 9.6% in comparison with 5,906 in 2013; 4,246 design construction factories (65.6%) and 2,146 construction factories (33.2%). In terms of geographical locations, Taipei City had the most companies –2,376 (36.7%), followed by 1,249 in New Taipei City (19.3%) and 874 in Taichung City (13.5%). There were 17,311 construction specialists which increased 7.0% in comparison with 16,180 in 2013; 10,572 of professional design construction specialists (61.1%) and 6,266 professional construction specialists (36.2%). In terms of county/city, Taipei City had the most construction specialists at 5,085 (29.4%), followed by New Taipei City at 3,053 (17.6%) and Taichung City at 2,395 (13.8%).

G. Parking spaces in the buildings

There were 4,176,379 parking spaces in the buildings by the end of 2014; 78,223 for large vehicles (1.9%), 3,320,168 for automobiles (79.5%), 777,988 for motorcycles (18.6%). In terms of geographical locations, Taipei City had the most parking spaces of 1,041,707 (24.9%), followed by New Taipei City, 592,946(14.2%), and Taoyuan County, 520,422 (12.5%). The number of the above parking spaces in the urban development project areas was 3,828,477(91.7%) and 347,902(8.3%) parking spaces for in non-urban development project areas.

H. Statistics of Advertisement Management

The number of applying permission advertisement is 1,766 in 2014: 1,368 of signboard (77.5%) and 398 of vertical advertisement (22.5%). In terms of the county/city, Taichung City had the most advertisement of 758(42.9%), followed by

422 in Taipei City (23.9%) and 252 in New Taipei City (14.3%). There were 9,618 of prosecution cases, in which 9,535 of removing and tearing (99.1%) is the highest, followed by 83 of fine (0.9%).

I. Management Companies in Apartment and Large Buildings

By the end of 2014, the latest statistics indicates that the number of management companies in apartment and large buildings is 677, in which Taipei City has the highest number of 144(21.3%), followed by 138 in Taichung City (20.4%) and 125 in New Taipei City (18.5%). 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 5,028. 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 43.0% and the latter, 57.0% 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 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 2014, the number of illegal construction was 614,110 for the whole country. The new added unauthorized building was 56,948 and the removal of illegal construction was 30,613. The enforced supplementary application cases are 272. There were 26,063 more illegal construction cases in comparison with the amount of 588,047 and a growth ratio of 4.4% in 2013.

In terms of the county/city, New Taipei City had the most number of illegal construction, 193,778(31.6%), followed by Kaohsiung City, 119,930(19.5%) and Taipei City 83,756(13.6%). The number of illegal construction in these three cities and counties occupied 65% 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 72 cases.

K. Issue of Construction Licenses

31,994 Construction Licenses were issued in 2014 and compared with last year's figure, the number decreased 4.6%. The total floor area was 38,635,000 square meters, which decreased 2.8%.

In terms of county/city, Taichung City, which had 5,753,000 square meters (14.9%), had the most total floor area; followed by 5,028,000 square meters (13.0%) in New Taipei City, and 4,744,000 square meters (12.3%) in Taoyuan County. In comparison with last year, the total floor area increased the most in Yunlin County by 834,000 square meters (92.8%), followed by 414,000 square meters (28.2%) in Hsinchu County and 384,000 square meters (10.4%) in Tainan City. The three biggest decrease of areas were 3,218,000 (40.4%) in Taoyuan County, 613,000 (10.9%) in New Taipei City and 197,000 (24.0%) in Hsinchu City.

In terms of the usages, Housing (including farmhouse) had 22,231,000 square meters (57.5%), Industry and Warehousing had 6,298,000 square meters (16.3%) and Business and Service had 2,529,000 square meters (6.5%).

In terms of the structures, 29,635,000 square meters were concrete construction, including steel concrete construction (76.7%), 6,185,000 square meters were steel construction (16.0%) and 2,551,000 square meters were steel reinforce concrete construction (6.6%).

L. Issue of Usage Licenses

28,806 usage Licenses were issued in 2014, which increased 2.8% compared with last year's figure; the total floor area was 31,718,000 square meters (increased 10.2%).

In terms of county/city, Taichung City had the most construction area: 4,574,000 square meters (14.4%), followed by 4,197,000 square meters in Taoyuan County (13.2%) and 4,124,000 square meters in New Taipei City (13.0%). In comparison with last year, the three biggest increases of areas and increase ratios were: 1,177,000 (62.1%) in Taipei City and 793,000 (29.7%) in Kaohsiung City and 747,000 square meters (19.5%) in Taichung City. The three biggest decreases of areas and their decrease ratios were: 254,000 (31.1%) in Hsinchu City and 227,000 (66.3%) in Keelung City and 110,000 square meters (2.6%) in New Taipei City.

In terms of the usages, Housing (including farmhouse) had 18,109,000 square

meters (57.1%), Industry and Warehousing had 5,260,000 square meters (16.6%), Business and Service had 1,922,000 square meters (6.1%).

In terms of the structures, 22,977,000 square meters were concrete construction, including steel concrete construction (72.4%), 5,716,000 square meters were steel construction (18.0%) and 2,727,000 square meters were steel reinforce concrete construction (8.6%).

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 90 meters increased 80.3%, followed by 39.7% for the category of over between 75-90 meters. For the decreasing, the floor area for the building over between 60-75 meters decreased 16.6%, followed by the decreasing of 2.8% for the category of between 15-30 meters.

In terms of high rise building over 15 floors, the total floor area of 15 floors or over 15 floors buildings was 8,726,000 square meters in 2014 and was about 27.5% of 31,718,000 square meters for the whole year, increased 4.5% in comparison with last year. New Taipei City had the square meters of 2,530,000, followed by Kaohsiung City of 1,431,000 square meters, Taipei City of 1,422,000 square meters.