

Public Housing Construction

The Government undertakes the public housing program in order to look after the lives of low-income families and solve their housing problems so that they may elevate the living quality and enjoy the social welfare. In the year of 2002, the public housing program is continuously being pushed forward; housing policies, laws and information system are being set up that contribute in establishing the complete housing subsidy system, consolidating house market mechanism, and elevating living quality, all of which may help low-income families. The government also prompts “low interest house mortgage program for youth”, “reducing public housing mortgage rate ” and “prolonging house mortgage period” to reduce the burden of the debtors.

Since 1976, the government has been administering “six years and four years public housing programs. Till the end of 2002, the total number of houses that are built by the government, by government loaned citizens, or by incentive investment construction companies as well as are purchased by citizens with government public housing fund is 528,164, which includes 279,601 public housing units and 248,563 houses with government aided mortgages.

1. Directly built by the government

In recent years, due to public housing policy revision to cure the imbalance over the excessive supply of houses, the government stopped to build public houses directly since the year of 2000. Till the end of 2002, the government had built 165,553 public housing units, including 68,347 units from 1976 to 1981, 47,382 units from 1982 to 1991, and 49,824 units from 1992 to 1999.

2. Built by government loaned citizens

To comply with “Consolidating real estate market measures” prompted by Executive Yuan, the government stopped government loans for citizens to build their own public housing units in 2002. Till the end of 2002, the citizens with government loans had built 46,556 houses, including 3,897 units from 1976 to 1981, 3,872 units from 1982 to 1991, and 11,787 units from 1992 to 2001.

3. Built by incentive investment construction companies

Since the year of 1987, the government started to encourage civilian companies to invest and build public housing. The policy ended in the year of 2000. Till the end of 2002, there are 67,492 public housing units were built by incentive investment construction, including 994 units from 1987 to 1990, and 66,498 units from 1992 to 1999.

4. Purchased by citizens with government public housing fund

This policy is to help citizens purchase civilian built houses by themselves with government public housing fund to pay for partial mortgage. Since 1990, the government has started to implement this policy. Till the end of 2002, there were

184,500 house units planned, while there were 248,563 applications verified. Finally, there were 119,019 houses that had completed the government public housing funding process.

**Taiwan and Fujian Area Public Housing Construction Outline
Till the end of 2002**

Unit: House

Year of	Total	Public Housing Construction			Government fund to buy	
		Subtotal	Government	Citizens		Constructors
Total	528,164	279,601	165,553	46,556	67,492	248,563
1976~1981	72,244	72,244	68,347	3,897	-	-
1982~1985	45,005	45,005	26,472	18,533	-	-
1986	4,213	4,213	1,830	2,383	-	-
1987	2,175	2,175	60	1,983	132	-
1988	2,546	2,546	818	1,596	132	-
1989	2,374	2,374	500	1,706	168	-
1990	40,275	17,263	14,097	2,604	562	23,012
1991	16,655	12,132	3,605	2,067	6,460	4,523
1992	28,097	12,723	8,208	1,234	3,281	15,374
1993	28,180	11,002	2,862	2,066	6,074	17,178
1994	46,202	16,714	6,005	1,388	9,321	29,488
1995	39,066	22,542	11,092	1,121	10,329	16,524
1996	58,634	18,286	9,473	1,243	7,570	40,348
1997	49,449	13,781	6,030	1,193	6,558	35,668
1998	39,460	16,559	6,040	919	9,600	22,901
1999	30,564	8,400	114	981	7,305	22,164
2000	15,485	913	-	913	-	14,572
2001	4,758	729	-	729	-	4,029
2002	2,782	-	-	-	-	2,782

Sources: Public Housing Section, C & P Agency and Public Housing Sections, Municipalities

**Taiwan and Fujian Area Public Housing
1990~2002**

