

Public Housing Construction

The government implemented public housing projects to take care of low-income households, provide decent accommodations for them, enhance their living quality and improve social welfares. In 1976 it began to carry its 6-year and 4-year public housing construction projects. As of yearend 2004, a total of 530,237 public housings have been constructed through direct government construction, independent construction of loan borrowers, private sector investment incentive programs, or homeowner incentive loan programs. Out of this total, 279,842 were public housing units completed, and 250,395 were homeowner incentive loan program cases.

1. Direct government construction

In recent years supplies have exceeded demands in domestic housing market. In response to the loss of supply-demand balance, the government suspended its direct involvement in public housing construction in 2000. As of 2004, a total of 165,239 public housings have been constructed; 68,347 of which were constructed during the period from 1976 to 1981, 47,382 in the period from 1982 to 1991, and 49,510 in the period from 1992 to 1999.

2. Independent construction of loan borrowers

In line with the Executive Yuan's "Sound Real Estate Market Measures" program, the homeowner loan package for independent construction of public housing was abolished in 2002. Between 1976 and 2001 there were 46,556 housings constructed under these loans. Then in order to meet the need of residents of secluded areas for independently constructed public housing, the homeowner loan package for independent construction of public housing was restored in 2002 for enhancing living quality of these people. As of yearend 2004 there were 47,202 housings constructed under these loans.

3.Private sector investment incentive program

In 1987, the government started encouraging private sector investment into public housing construction. However, the program was abolished in 2000 due to excessive supplies in the housing market. As of yearend 2004, public housings constructed under the private sector construction incentive program totaled 67,401.

4. Homeowner incentive loan program

In 1990, the government began to implement the homeowner incentive loan programs, in which the subsidized loans or incentive loans for homeowners help the public to purchase the available housing sold in the real estate market, and the government subsidizes a portion of the mortgage loan interest rates from the public housing fund. In 2003 the program was suspended because of the Executive Yuan's belief that there were other incentive loans available to help. The homeowner incentive program was started in 1990, and as of yearend 2004, 119,997 applications have been approved.