

Management of building construction

A. Architects

As the end of 2009, the number of licensed architects is 3,362 which increases 1.5% in comparison with 3,312 in 2008, and 3,334 of them are Class A architects; in addition, the number of Class B architects (licensed according to Article 53 of the Architects Act) is 28. When compared in term of each county (city), Taipei City has the most architects: 1,173 people; 506 in Taipei County, 407 in Taichung City, 248 in Kaohsiung City, 152 in Taoyuan County and 150 in Tainan City, 78.4% of all licensed architects. 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 licensed architects centralized.

B. Construction Industry management

According to the Construction Industry Law, construction is divided into comprehensive construction enterprises and specialized construction enterprises and construction projects by contracts. Comprehensive construction enterprises are categorized into three groups: A grade, B grade and C grade. By the end of 2009, the number of construction companies was 15,124. There were 6,100 companies of C grade comprehensive construction enterprises (40.3%), 5,559 companies of construction projects by contracts (36.8%), 1,937 A grade comprehensive construction enterprises (12.8%), 1,243 B grade comprehensive construction enterprises (8.2%) and 285 companies of specialized construction enterprise (1.9%).

The capital of the whole construction was 526,260,000,000 dollars; A grade comprehensive construction enterprises had 49.9% of the whole capital, specialized construction enterprises had 39.2%, followed by 5.6% of B grade and 4.2% of C grade. The total investment of civil construction and engineering constituted as few as only 1.1%.

In terms of construction companies' average capital, the average amount for each company was 34,800,000 dollars by the end of year 2009. There thus has concluded a comparison results that In terms of construction companies' average capital that Kaohsiung city has the highest average of 170,310,000 dollars, followed by 148,050,000 dollars in Taipei City, 28,680,000 dollars in Kaohsiung County, 25,790,000 dollars in Taichung City and 20,640,000 dollars in Taipei County.

C. Safety inspection in lifting equipment of buildings

By the end of 2009, there were 6 institutions of safety inspection in lifting equipment of buildings, including 5 institutions in Taipei, and 1 in Kaohsiung City and 424 specialized companies which increased 7.9% in comparison with 393 in previous year (2008). Taipei City had the most specialized companies – 99 (23.3%), followed by 77 companies in Taipei County (18.2%) and 45 companies in Kaohsiung City (10.6%). There were 6,566 professional technicians which increased 6.2% in comparison with 6,184 in 2008; 3,807 in Taipei City (58.0%), 774 in Taipei County (11.8%) and 391 in Kaohsiung City (6.0%).

The number of the inspected lifting equipments in 2009 is 149,262, which increases 7.7% in comparison with 138,557 in 2008. The case number of the inspected lifting equipments was lifting equipments were qualified (100.0%, 149,232). The cities and counties which had over ten thousand inspected lifting equipments were: 31,652 in Taipei County (21.2%), 31,229 in Taipei City (20.9%), 15,671 in Taoyuan (10.5%), 14,307 in Kaohsiung City (9.6%) and 13,580 in Taichung City (9.1%); in addition, the five counties and cities had 71.3% 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 2009, one city (county) for recreation center was founded individually in each of Hsinchu County (1) and Miaoli County (1). Yet, a new recreation center was established in Tainan County. Therefore, by the end of 2009, the number of recreation center was 34, decreased 1 in comparison in 2008; 25 were in business and 9 had been suspended by the enterprise. The number of mechanical recreation facilities totaled up to 268, however, 181 were still running (have duly obtained building licenses competent authorities and have maintained excellent facility maintenance record and conducted periodic safety inspection) and 87 were suspended.

E. Safety inspectors of buildings

By the end of 2009, the number of safety inspectors of fire prevention facilities in buildings was 2,976, followed by 2,910 of equipment inspection staff. The architects of various expertise amounted to 2,277 and 2,275, ranking the first, followed by 120 electronic engineering technicians and then 108 civil engineers. When compared with that of previous year (2008), the amount of architectures increased, that of structure technicians, mechanical technicians and refrigeration and air-conditioning technicians remained unchanged, but that of civil engineers and electronic engineers decrease in contrast.

F. Building interior construction

There were 4,200 building interior construction companies by the end of 2009 which increased 12.6% in comparison with 3,731 in 2008; 3,316 design construction factories (79.0%) and 861 construction factories (20.5%). Taipei City had the most companies – 1,759 (41.9%), followed by 672 in Taipei County (16.0%) and 406 in Kaohsiung City (9.7%). There were 12,725 construction specialists which increased 9.7% in comparison with 11,599 in 2008; 9,215 of professional design construction specialists (72.4%) and 3,279 professional construction specialists (25.8%).

G. Parking spaces in the buildings

There were 3,163,253 parking spaces in the buildings by the end of 2009; 27,633 for large vehicles (0.9%), 2,602,899 for automobiles (82.3%), 532,721 for motorcycles (16.8%). In Taiwan Province, Taipei City had 851,694 parking spaces (26.9%), Taipei County had 460,717 (14.6%) Taoyuan County had 385,289 (12.2%), Kaohsiung City had 259,270 (8.2%) and Taichung City had 212,366 (6.7%). The number of parking spaces in the urban development project areas was 2,871,406 (90.8%) and 291,847 (9.2%) parking spaces for in non-urban development project areas.

H. Statistics of Advertisement Management

The number of applying permission advertisement is 1,727 in 2009: 1,219 of signboard (70.6%) and 508 of vertical advertisement (29.4%). Taichung City had the most advertisement – 652 (37.8%), followed by 482 in Taipei City (27.9%), and 160 in Taipei County (9.3%). There were 14,841 of prosecution cases, 14,664 of removing and tearing (98.8%), and 177 of fine (1.2%).

I. Management Companies in Apartment and Large Buildings

The latest statistics indicates that the number of management companies in apartment and large buildings is 572 , representing an increase of 5.5%, in the previous year (2008). It has been required that the administration and administration staff shall pass the qualification and certification before getting the employment for handling such affairs since the duly enactment of Due to the enactment of Condominium Management and Ordinance (CMO) Act at the year end of 2009. The latest statistics indicate the amount and growth rate of employees with certification were 3,942 (12.5%). Including 1,821 management staff and 2,121 technicians; The technician category is composed of disaster prevention and building facility maintenance in which the former amounted to 792 and the latter, 1,329 respectively. the amount and ratio of the building

management service corporations duly organized amounted to 134 and 23.4% in Taipei city, followed by 125 and 21.9% and 90 and 15.7% in Taipei County.

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 endanger 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 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 2009, the number of illegal construction was 503,367 for the whole country. The new added unauthorized building was 46,395 and the removal of illegal construction was 27,834. The enforced supplementary application cases are 80. There were 18,481 illegal construction cases in comparison with the amount of 484,886 and a growth ratio of 3.8% in 2008. In which, the number of old buildings with illegal construction extensions was 26,471 with a ratio of 5.3% in 2009. 895 cases were added in comparison with the amount of 25,576 in 2008. The reasons for the increases of illegal cases mainly resulted from that Taichung city government conducted inspection on regulation new buildings monthly and found 970 cases illegal in 2009. The number of new illegal constructions (including the amount before the end of 2009 and the amount in 2009) was 476,896 with a ratio of 94.7%, representing a net increase of 17,586 cases over the amount of 459,310 in 2008.

By the end of 2009, Taipei County had the most number of illegal construction, 155,542 (30.9%), followed by Kaohsiung City, 92,150 (18.3%) and Taipei City 79,568 (15.8%). 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 1000 contained Tainan County, Taitung County, Lienchiang County and Penghu County. In which, Penghu County had the smallest number of 10 cases.

K. Issue of Construction Licenses

1. 20,517 Construction Licenses were issued in 2009 and compared with last year's figure, the number increased 5.3%. The total floor area was 19,915,953 square meters, which decreased 23.9%.
2. Taipei County, which had 3,052,000 square meters (15.3%), had the most total

floor area; followed by 2,536,000 square meters (12.7%) in Taipei City, 2,074,000 square meters (10.4%) in Taoyuan County. In comparison with last year, the total floor area increased the most in Hualien County 178,000 square meters (106.5%), followed by 142,000 square meters (27.3%) in Yilan County and 88,000 square meters (14.9%) in Changhua County. The three biggest decrease of areas were 1,295,000 (29.8%) in Taipei county, 1,122,000 (51.4%) in Taichung city and 880,000 (29.8%) in Taoyuan county.

3. In terms of the usages, Housing (H-2) had 10,088,000 square meters (50.7%), Industry and Warehousing (C) had 3,357,000 square meters (16.9%) and Business and Service (G) had 1803,000 square meters (9.1%).
4. In terms of the structures, 15,449,000 square meters were concrete construction, including steel concrete construction (77.6%), 2,623,000 square meters were steel construction (13.2%) and 1,640,000 square meters were steel reinforce concrete construction (8.2%).

L. Issue of Usage Licenses

1. 16,770 usage Licenses were issued in 2009, which decreased 38.7% compared with last year's figure; the total floor area was 26,535,000 square meters (decreased 18.9%).
2. Taipei County had the most construction area: 5,922,000 square meters (22.3%), followed by 3,322,000 square meters in Taipei City (12.5%) and 2,660,000 square meters in Taoyuan County (10.0%). In comparison with last year, the three biggest increases of areas and increase ratios were: 104,000 (32.5%) in Nantou County, and 18,000 (22.4%) in Kinmen county and 12,000 square meters (3.6%) in Keelung city. The three biggest decreases of areas were: 1,538,000 (36.6%) in Taoyuan county, 835,000 (39.8%) in Kaohsiung City, and 557,000 (40.00%) in Tainan county.
3. In terms of the usages, Housing (H-2) had 13,518,000 square meters (50.9%), Industry and Warehousing (C) had 4,822,000 square meters (18.2%) and Business and Service (G) had 2,583,000 square meters (9.7%).
4. In terms of the structures, 20,635,000 square meters were concrete construction, including steel concrete construction (77.8%), 2,933,000 square meters were steel reinforce concrete construction (11.1%) and 2,742,000 square meters were steel construction (10.3%).
5. In terms of the height, compared to last years' figures, the buildings of 75 – 90 meters and over 90 meters increased 112.6% and 13.0%. The statistics in other categories all decreased. The decrease of floor area and ratio for between 7~15 square meter was 37.2%, followed by 25.3% for the category of between

15~30 square meters.

6. In terms of high rise building over 15 floors, the total floor area of 15 floors buildings was 6,059,000 square meters in 2009 and was about 22.8% of 26,535,000 square meters for the whole year, increased 10.5% in comparison with last year. Taipei County had the squarest meters of 2,902,000, followed by Taichung City of 837,000 square meters, Taipei City of 734,000 square meters.