

Public Housing Construction

In the period from 1976 to the yearend of 2005, the number of public housing constructed either through “direct government construction”, “independent construction of loan borrowers”, and “investment incentive construction programs”, and the houses purchased under the homeowner incentive loan program in Taiwan and Fukien areas totaled 531,141 units.

A. Direct government construction

In the period from 1976 to 1999, a total of 165,519 public housings have been constructed in Taiwan area; 68,347 of which were constructed under the Six-year Public Housing Program during the period from 1976 to 1981; 26,472 of which were constructed under the Four-year Program in the period from 1982 to 1985, and 70,700 in the period from 1986 to 1999.

B. Independent construction of loan borrowers

A total of 47,279 public housings were constructed under the program of “Independent construction of loan borrowers” in the period from 1976 to 2005; 44,624 of which were approved in 21 counties and cities of Taiwan province, and 2,655 were approved in Kinmen County and Lien-Chiang County.

C. Investment incentive program

Starting from 1984, the government started encouraging private sector investment into public housing construction. However, no private sector’s application was filed until 1987 due to the depression of real estate markets. The public housings constructed under the private sector construction incentive program totaled 67,484 in the period from 1987 to 1999.

D. Homeowner incentive loan program

In yearend of 2005, 250,859 applications filed under the Homeowner Incentive Loan Program have been approved and 120,314 of these approved applications have been realized into mortgage loans.