

Public housings

Public housing projects have been initiated for assisting low-income household in owning residence and enhancing life quality. From 1955 to 1975, the government assisted and built 125,000 units of public housing according to the “Public Housing Loan Act.” In 1975, the “Public Housing Act” regulated all public housing should be built by the government. In 1982, the amended of the “Public Housing Act” stated that other than government-built public housing, citizens could apply for loan and build housing in remote areas. (Due to the land value is rather high in Taipei City and Kaohsiung City, it was only initiated in Taiwan Province then. Before 1982, “Regulation of Public Housing Building and Management in Taiwan” was enacted as well as Construction Loans to Individuals.) In 1984, the government encouraged non-governmental investment on public housing through The Project on Encouraging Investment and Construction, which is to help the government solve the difficulty obtaining lands by non-governmental participation. In 1990, the government gave out interest subsidy for low income family to purchase residences. Resulting from the surplus provision of domestic housing, Government direct building and The Project on Encouraging Investment and Construction are suspended since 2000. To implement the measures of the integrity for real estate in 2002, Construction Loans to Individuals was stopped for one year. Due to other substitutive preferential loans in 2003, the Government Loans for Purchasing House was stopped for one year. And, due to other substitutive preferential loans in 2005 and 2006, Construction Loans to Individuals and Government Loans for Purchasing House were stopped. Moreover, because the regulation of the Act was integrated into the Regulations for Integrative Housing Resources Subsidy, the Government Loans for Purchasing House were suspended since 2007. Further, “The enforcement rules of Personal Housing Loan” were integrated into that of “Rural Development Acceleration Program” Afterward, the application for loan and build housing in remote areas has thus been suspended since 2008.

According to “Regulations for Integrative Housing Resources Subsidy”, the Council (CPAMI) had initiated the operation affair of “the preferential loans of house

subsidy” since 2007 intending to provide those disadvantaged citizens housing rental subsidy or housing loan interest subsidy in case of meeting the application requirements of “the preferential loans of house subsidy”, “preferential loans of housing improvement subsidy” or “housing rental subsidy” to obtain suitable residence. Moreover, the enactment of “Regulations of Preferential Housing Loan Program for Successful Family Foundation of Youth” had been introduced since 2009 to match up the population policy. The goal of such enactment is to benefit families composed of newly-married people aged between 20~40 people without their own houses or families composed of children aged less than 20. This enactment can provide “housing rental subsidy” and “the preferential loans of house subsidy”.

The implementation and progress of the above regulations of public house and loan subsidy will be briefed as below:

A. Government direct building

From 1976 to 1999, the government direct building was 174,891 units. The Six-Year Public Housing Plan from 1976 to 1981 had built 68,045 units; the four-year plan (1982- 1985) had 26,748 units and 80,098 units in 1986 to 1999. 100,715 units were built in 21 counties in Taiwan, 52,735 units in Taipei City, 21,441 units in Kaoshiung City; however, Kinmen County and Lienchiang County had no government direct building.

B. Subsidized housing

From 1976 to 2009, the units of subsidized housing were 47,407; 44,751 units in 21 counties in Taiwan, 2,656 units in Kinmen County and Lienchiang County but Taipei City and Kaoshiung City did not have subsidized housing.

C. The Project on Encouraging Investment and Construction

The government established “The Project on Encouraging Investment and Construction” in 1984. However, the application started in 1987 for the market depression of real estate. From 1987 to 1999, the units of this project were 67,479; 58,026 units in the 21 counties in Taiwan, 710 units in Taipei City, 8,743 units in Kaoshiung City, Kinmen County and Lienchiang County did not have

the project.

D. Residence purchase loan

By the end of 2008, the number of Government Loans for Purchasing House was 250,894 units; the number of units of the residence purchase loan was 120,314; 65,029 units in the 21 counties in Taiwan, 47,568 units in Taipei City, and 7,717 units in Kaohsiung City. Kinmen County and Lienchiang County did not have the project.

Construction and Planning Agency also worked with Ministry of Finance and Central Bank in August 2000, planned “Directions for the Extension of Housing Loans by Financial Institutions under the Preferential Housing Loan Program” and “Directions for the Extension of Housing Loans by Financial Institutions under the Preferential Housing Loan Program for Youth”. They provided 1,800,000,000,000 dollars for the units of Beneficial Housing Loan; in addition, from 2001 to 2007, the “Government Loans for Youth to Purchase Residences” is also available. At the meantime, 36,991 units had been issued of certificates. In which, 15,721 units had completed the loan.

E. Regulations for Integrative Housing Resources Subsidy

The projected quota of application families of housing subsidy in 2010 was 39,000. The number of the family submitting applications was 61,467 and the number of family being approved was 53,217 indicating an approval rate of 86.58%. In which 52,242 families applied and 47,058 families were approved in housing rental subsidy. The approval ratio reached 90.08%, ranking the top, followed by the approval ratio of 69.99% for “the preferential loans of house subsidy” which 6,840 families applied and 4,787 families were approved. The lowest approval ratio was 57.53% for “preferential loans of housing improvement subsidy” that 2,385 families applied and 1,372 families were approved.

F. Regulations of Preferential Housing Loan Program for Successful Family Foundation of Youth

The project quota of applications of the regulation in 2010 was 35,000. The

number of the family submitting applications was 34,148 and the number of family being approved was 28,561. The approval ratio reached 83.64%. In which the project quota of applications of the housing rental subsidy was 15,000. The number of the family submitting applications was 10,918 and the number of family being approved was 9,086. The approval ratio reached 83.22%. The project quota of applications of “First Two-Year Preferred Loans of House Subsidy Enforcement Rules” was 20,000. The number of the family submitting applications was 23,230 and the number of family being approved was 19,475. The approval ratio reached 83.84%.