



National Housing and Urban Regeneration Center

Together, we can build a better urban environment



Outlooks and Expectations



"We expect the HURC to be our powerhouse in realizing housing justice."

– Tsai Ing-wen, President



"With the flexibility in its administration and operation, the HURC erects a brand new corporative government organization model in Taiwan. This novel approach could better pave the way for government-led urban regeneration projects and realize President Tsai's vow on housing justice."

– Hsu Kuo-yung, Minister of the Interior



"The HURC borrows from the expertise of our board members from the private sector to expedite the provision of social housing units and urban regeneration process."

– Hua Ching-chun, Political Deputy Minister,
Ministry of the Interior & Acting Chairman of the HURC

ABOUT HURC

The cities in Taiwan were developed in the midst of a high economic growth. Nowadays, aging cities are facing various challenges with last generation's urban structures and construction standards. Extreme conditions, namely torrential rain, severe earthquakes caused by crustal extrusions, aging population with fewer children, social changes, disparity in global capital flows and the gap between the rich and poor, are carrying new ordeals to our cities' resilience and their abilities to respond. Thus, it is crucial to develop a roadmap that effectively reforms the cities' outlook, which would help Taiwan to advance into the next phase.

After the inauguration of her presidency, President Tsai Ing-wen has taken the expedition of social housing and urban regeneration projects a primary mission of the term. She ordered both the administrative and legislative teams to pass several key legislations, including the Housing Act, Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings, and the Urban Renewal Act. With the systematical foundations being institutionalized, the National Housing and Urban Regeneration Center (HURC) then emerged to the scene to ensure execution of the works. As an administrative corporation, the HURC adds corporative flexibility to its inherent official authority, making it more practical and capable in resolving the challenges that may arise.

The establishment of the HURC signifies that the government has redefined housing supply and urban regeneration projects as a public mission. For social housing, not only does it need to be of adequate quality and affordable living environment, it also serves the purpose of

creating a friendly and cohesive community. For urban regeneration, the HURC is mandated to pour resources into perplexing developments that are of public interests and to shed off the impoverished and disadvantaged bases into a driving engine that generates vivacity of local revitalization. Nonetheless, the operation of the HURC is under strict scrutiny of the "Act for the Establishment of the National Housing and Urban Regeneration Center", the legislative bodies, and the mass public.

The HURC is accountable for decision making and policy implementation but is not alone. Over the past year, the HURC has successfully taken over the operation of the Social Housing in Linkou's Former Universiade Athletes' Village, and with assistances from experts of various professions involved with eight government-led urban regeneration project. The HURC has also collaborated with 18 colleges and universities by offering internship opportunities, aiming to draw young talents' attention into public affairs. Likewise, the HURC hosts "The Good City" lectures that deepen people's understanding, knowledge, and skills. Last but not least, the HURC expects to uplift its professional know-how and operational synergy in each and every practice to an international level with a long-term aim to pass on its lessons learned to the global village partners when they are in need.

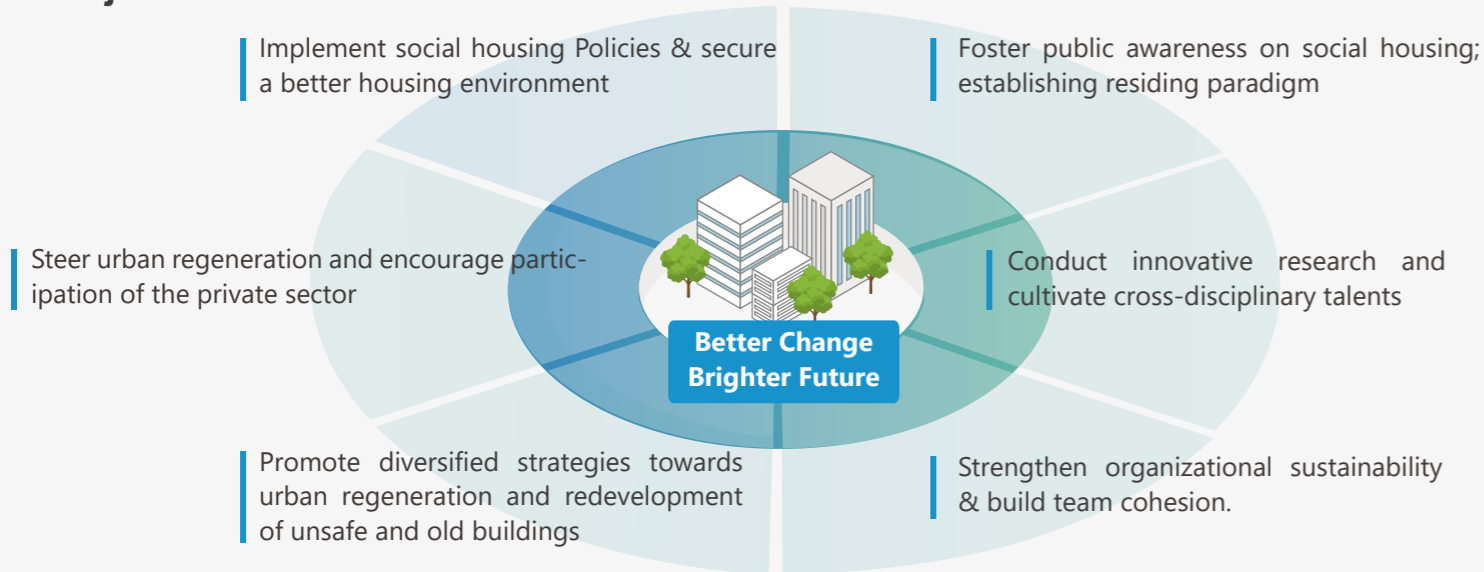
We look forward to you making an effort to social housing policy and urban regeneration plans with HURC. Together, we could build a better life and a brighter urban future.

HURC's Mission and Core Objectives

Mission

The National Housing and Urban Regeneration Center is established to implement the housing and urban renewal policy, improve the housing environment, enhance urban functions, benefit public interests, and achieve sustainable urban development.

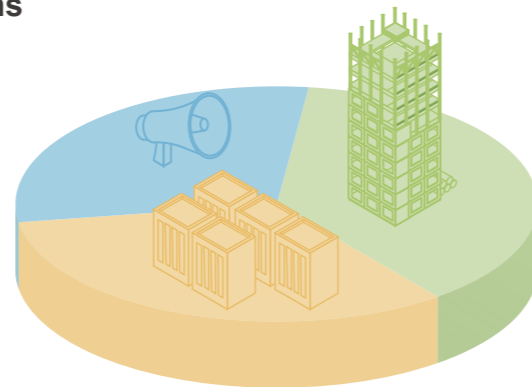
Objectives & Goals



Distinct Feature

Authorized by the special act for administrative corporations

- Comply with legitimate procedures, lawful regulations, and protect every right of its participants
- Supervised by the public, the Legislative Yuan, the audit committees, and the Ministry of the Interior, shed away illegal conducts, and open for public scrutiny
- Introduce corporate governance, setup systems of board of directors and supervisors, in order to cope with each and every challenge promptly
- Recruit all sorts of talents with a flexible hiring system



Organizational Structure and Professionals

Recruit cross-disciplinary specialists to organize a national team in social housing and urban regeneration

Comprehensive Business Department

- Urban Planning
- Urban Regeneration
- Real Estate Appraisal
- Land Administration
- Construction & Engineering
- Investment Invitation
- Communication & Integration
- Financial Planning
- Research & Analysis

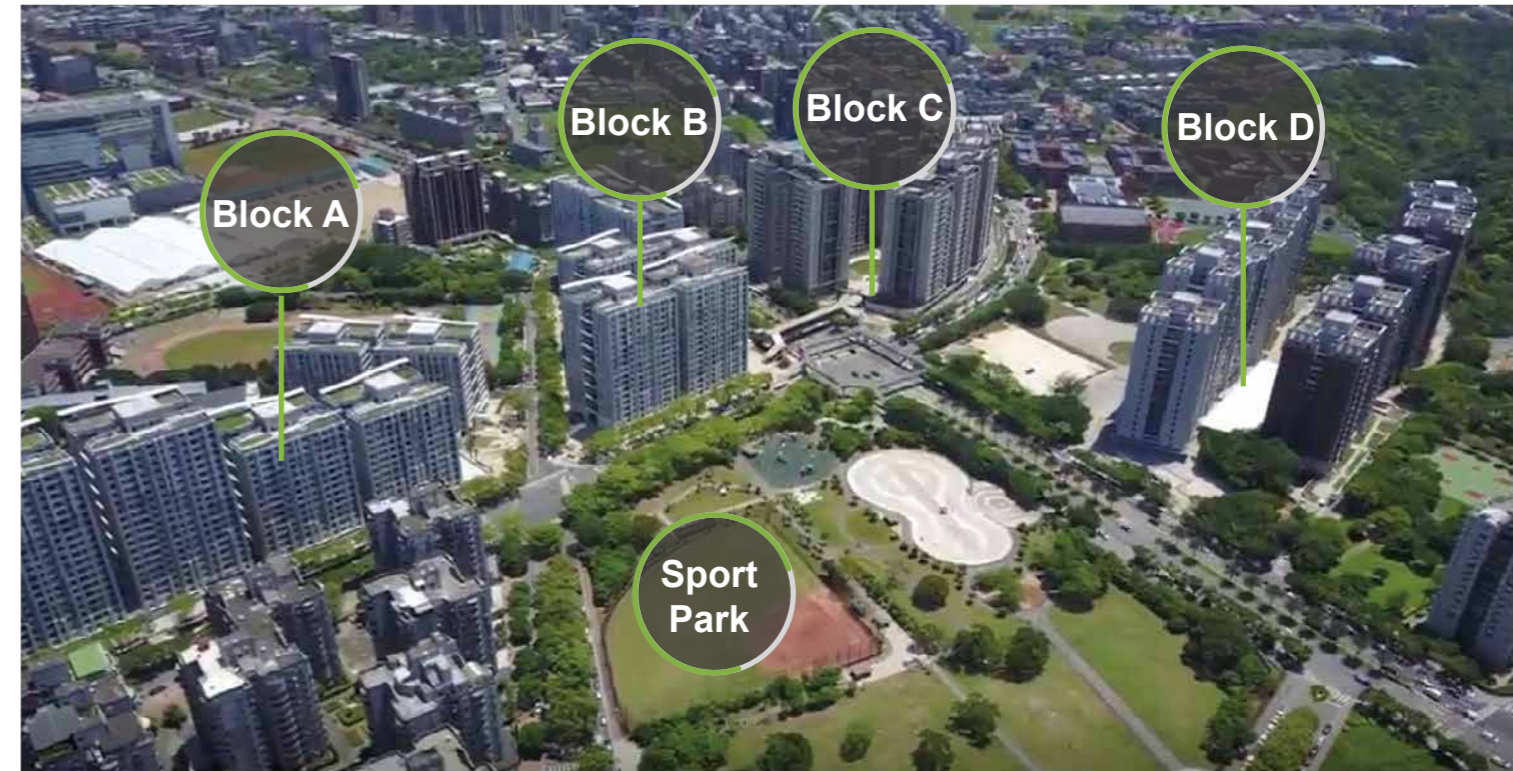
Administration Department

- PR & Marketing
- Finance & Accounting
- Legal & Audit
- Personnel Administration
- Information Appliance
- General Service & Archival Management

Asset Management Department

- Facilities Management
- Social Workers & Social Welfare
- Financial Planning
- Asset Management

Key Project – The Social Housing in Linkou's Former Universiade Athletes' Village

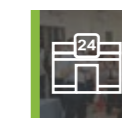


Project Brief

The Social Housing in Linkou's Former Universiade Athletes' Village is situated in between Sec. 2, Ren'ai Road and Sec. 1, Wenhua 1st Road in Linkou District, New Taipei City. The site is divided into A, B, C, and D four blocks with a total area count of 99,326 square meters. By introducing commercial units, international startups and incubators' campus, public interest spaces and social welfare facilities, the Social Housing aims to satisfy accommodation needs of single populations, family group, socially and economically disadvantaged residents while vitalizing living functionalities and building co-prosperity for the community.

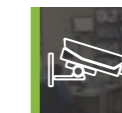
Target Audience	Residential Units	Commercial unit	Total unit
Applicable for public leasing	2,500	55	2,555
Applicable for International Startups and Incubators	442	13	455
Applicable for Public Interest Spaces and Social Welfare Facilities	466	14	480
Total	3,408	82	3,490

Manner of Execution & Performance Results



Listen full-heartedly, living with comfy

Introduce first home visit program in Taiwan; host residents' meetings



Live safely with peace of mind

Provide 24 hours CCTV monitoring, gate security, and car plate recognition system



Introduce thoughtful services, live a happier life

- Provide property management services
- Lease out commercial spaces in accordance with the living needs of the inhabitants
- Encourage marriage and procreation with newly-wed and newly-birth presents



Enhance public cares with warmth

- Provide sheltered workshops, long-term care, and day-care facilities
- Stationed with non-profit preschools
- Align with child and youth protection NPOs such as the Garden of Hope Foundation



Display arts and crafts to stimulate cultural sense of living

- Promote participative public arts
- Host annual folk custom events and activities
- Arrange annual community events and carnivals for new comers

Key Project – Government-led Urban Regeneration Projects

There are eight government-led urban regeneration projects, among which, six are located in Taipei City, one in New Taipei City, and one in Hsinchu City, with a total area count of 15.96 hectares underway. Except for planning project of the Administration Center Site 2, Site 3 Base in Zhongzheng District, Taipei City, the others are expecting to be completed in five years' time.



South Area of Chien Kung Senior High School, East District, Hsinchu City

Est. Investment Amount **NT\$13.7bn**

Exp. Marketing in August, 2020



Administration Center Site 2 &3, Zhongzheng District, Taipei City

Planning



Banqiao Fuzhou Business Zone, Banqiao District, New Taipei City

Est. Investment Amount **NT\$4.5bn**

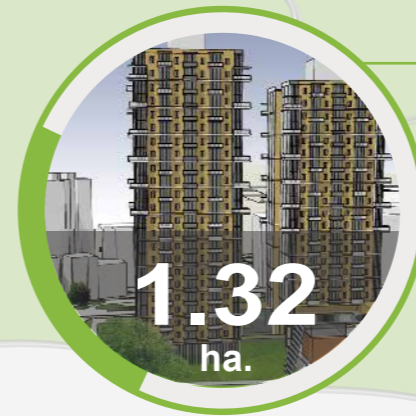
Exp. Marketing in August, 2020



Jiaxing Street, Da'an District, Taipei City

Est. Investment Amount **NT\$3.1bn**

Exp. Marketing in August, 2020



Child Welfare Center Site A, Xinyi District, Taipei City

Est. Investment Amount **NT\$4.4bn**

Exp. Marketing in August, 2020



Child Welfare Center Site B, Xinyi District, Taipei City

Est. Investment Amount **NT\$7bn**

Exp. Marketing in August, 2019 (Phase 1)



West Area of Yuanshan MRT Station, Datong District, Taipei City

Est. Investment Amount **NT\$3.6bn**

Exp. Marketing in July, 2019



South Area of Zhongshan Girls High School, Zhongshan District, Taipei City

Est. Investment Amount **NT\$18.8bn**

Exp. Marketing in 2020

Key Project – Research Planning and Education Training

The HURC has engaged deeply in researching social housing and urban regeneration respective subjects to get hold on housing policies and real estate market trends. By hosting summer internships and national competitions for colleges and universities, the HURC has gained fresh perspectives and in turn, cultivating in young talents. With international exchange and cooperation activities, we believe the research capacity could be further enhanced and integrated with the world.



Research Deepening

- 1 Initiate pre-stage feasibility studies in social housing 2.0 and urban regeneration projects
- 2 Build up urban regeneration occupational competency standards and plan for corresponding training courses
- 3 Study in social housing market developments and research in urban regeneration subjects



Talent Cultivation

- 1 Sign MOUs with colleges and universities
- 2 Provide summer internship opportunities for colleague students
- 3 Host national competitions in social housing and urban regeneration topics for students



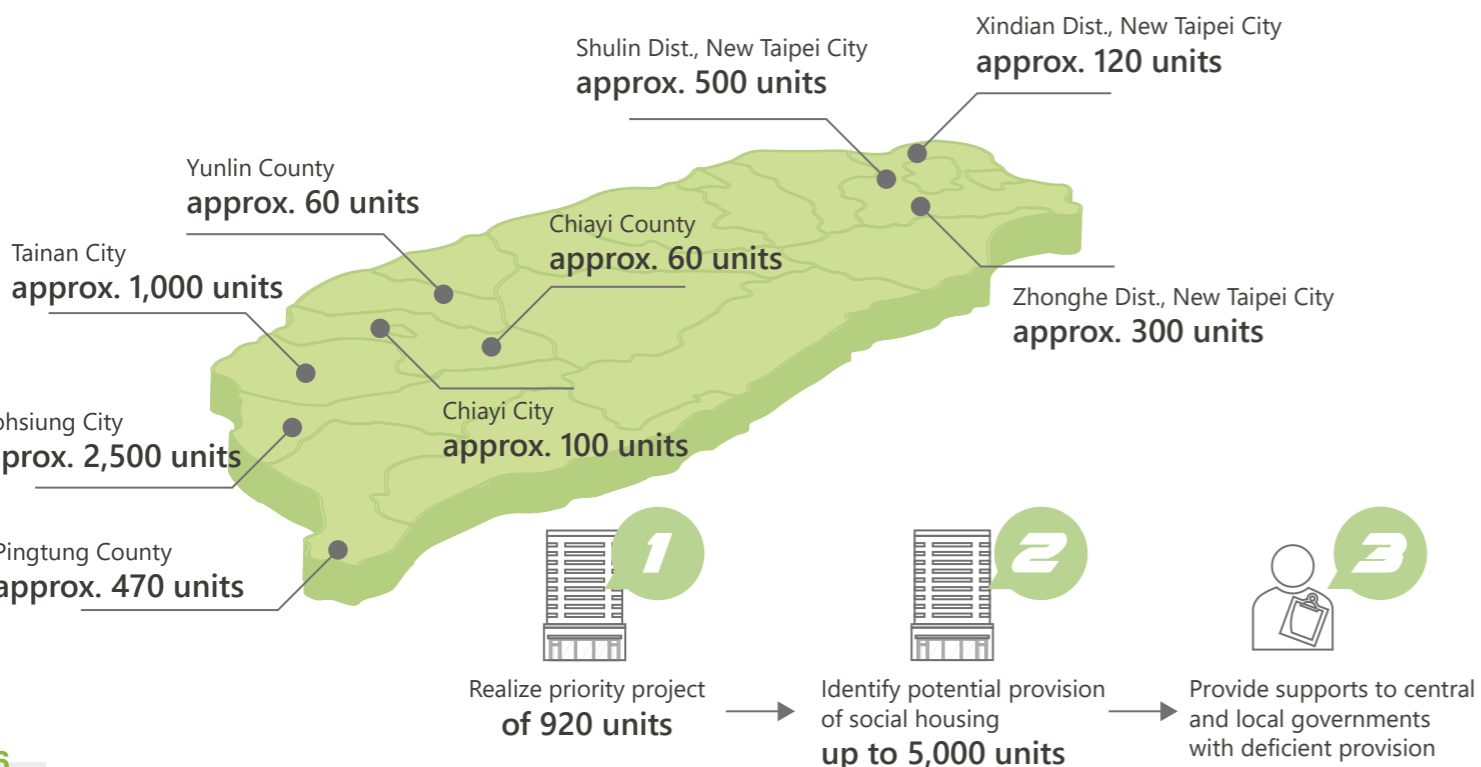
International Exchange

- 1 Participate in International Social Housing festivals
- 2 Host or participate in social housing and urban regeneration related international conferences and workshops
- 3 Interact with leading international specialty institutions in Osaka, Seoul, Hong Kong, Paris, and etc.



Key Project – Plan & Initiate Social Housing 2.0

HURC collaboration with central and local governments



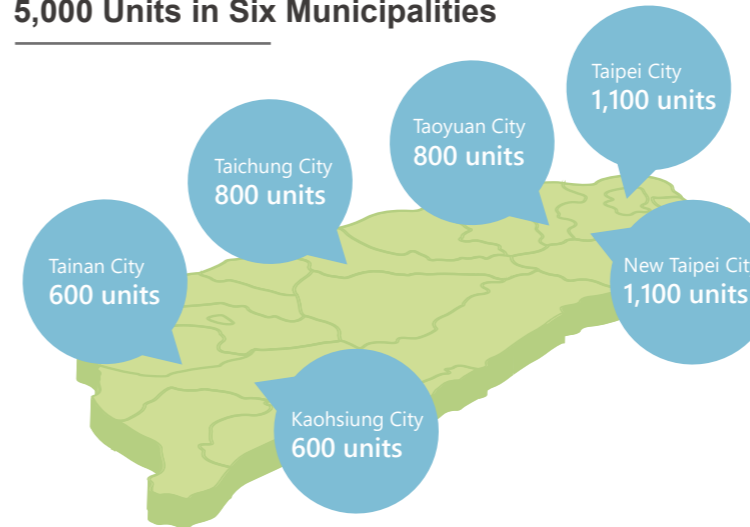
Key Project –Social Housing 2.0–Subletting Scheme

Love your house, prosperous your house, let rental housing services bring you happiness in property leasing

Subletting scheme

HURC has launched a subsidized subletting scheme, aiming to deliver 5,000 social housing units in the 6 metropolitan areas from 2020 to 2024. With professional property management services provided, as well as tax incentives and renovation subsidies, the program encourages private landlords to rent out their vacant houses as social housing units.

Project Objectives 5,000 Units in Six Municipalities



Expected Benefits

- Improve the rental housing market to fulfill residential demands
- Clarify the rights and obligations to strengthen the rental housing industry
- Revitalize rental market supplies to drive potential economic momentum
- Include the effort of Associations and rental service providers to promote the rental housing industry

Future Outlooks



1 Founding cornerstones for urban regeneration

Invest in assistance needed, challenging and underutilized projects to achieve its potential and further support sustainable urban developments



2 Building paradigm for social housing

Facilitate and advance social housing concepts nationwide with a safe and sound lifestyle and a more attentive community



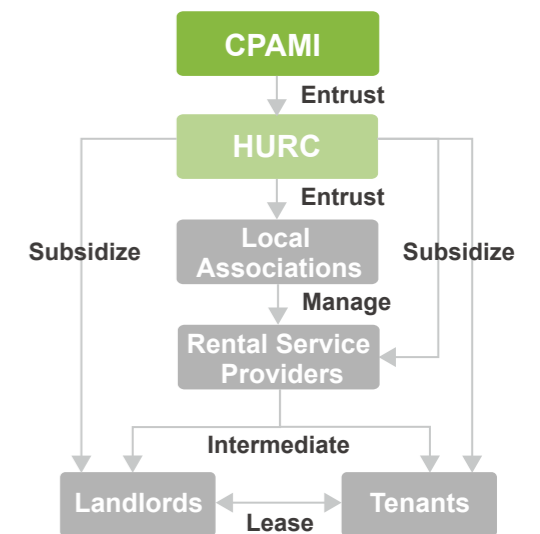
3 Teaming up with cross-disciplinary specialists

Organize a solid and professional team, draw youngsters' attention into public affairs and drive up public consensus in urban reformation

Highlights of the Project

- Incorporate rental housing service association in the project management mechanism to strengthen their abilities of managing industry affairs
- Allow joint bidding to lower the entry barrier for rental housing service industry and to increase their service capacity
- Require designated accounts to be set up for the rental deposits to ensure the use of the funds is limited to its earmarked purpose
- Directly disburse any monetary incentives or subsidies from HURC to alleviate the financial burden of the service providers
- Offer the flexibility of adjusting the number of subsidized housing units during the implementation period to reflect the diversity of rental housing market in the 6 municipalities.

Manner of Execution





Better Change
Brighter Future



Supervisory
Agency



Designated Supervisory
Agency



Enforcement
Agency



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