



ABOUT HURC IN TW

National Housing and Urban Regeneration Center

2018.10.17.

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I

Worldwide Needs



The city is aged and decay

Urban regeneration is **urgent** in Taiwan

A **reliable institution** is required



UR Institution

UK-URCs/UDCs
Private-Co.Ltd.

USA-RDAs
Public-Independent
Public Institution

Korean-LH/SH
Public-Public Institution

Japan-UR
Public-Administrative
Institution

Taiwan-HURC
Public-Administrative
Corporation

HongKong-URA
Public-Public Institution

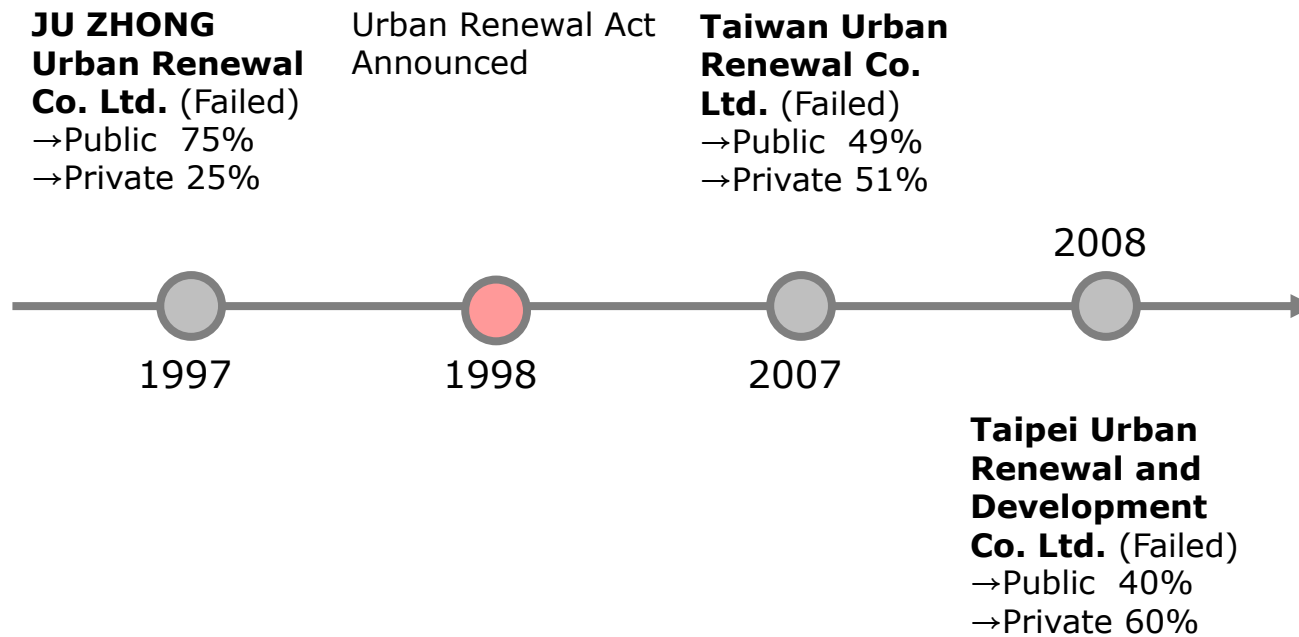
Singapore-HDB/URA
Public-Agent for the Gov.

Public Institution is the main type to deal with urban regeneration

➡ The same features are **supervised** and **empowerment** by the gov, but is given full right of **autonomy**

UR Institution-TW

Central Government



Public-Private Cooperation Co. Ltd. Failed Reason

- Public shareholder lower than 50%
- Accused to avoid supervision and use public resource to benefit specific private sector
- Lack of credibility
- Private shareholders withdrawal their investment

Local Government

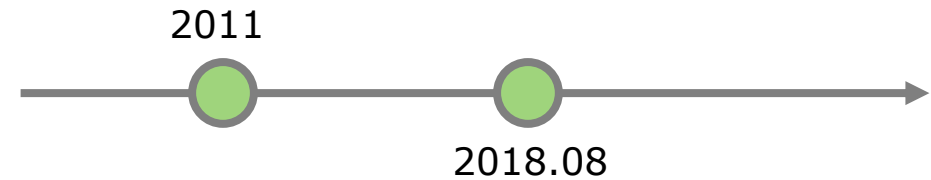
UR Institution-TW

Essential Condition of the Reliable Urban Regeneration Institution in TW

- Public-Private cooperation co. ltd. unsuited
- Should be supervised and empowerment by the government
- Professional
- Responsibility for their own profit and losses in long term

Central Government

National Housing and Urban Regeneration Center(Established)
→100% Funded by Central gov.
(initial period)



Taipei Urban Regeneration Centre
(Established)
→100% Funded by Taipei city gov.
(initial period)

Local Government

II

Corporation Profile

According to ...

Act for the Establishment of the National Housing and Urban Regeneration Center

- Announced date-14/Feb/2018
- Chapter-
General Provision, Organisation, Business and Supervision, Accounting and Finances, Supplementary Provisions

Provisional office founded-7/Mar/2018

Officially Operated-**1/Aug/2018**



Mission



Social Housing
Management



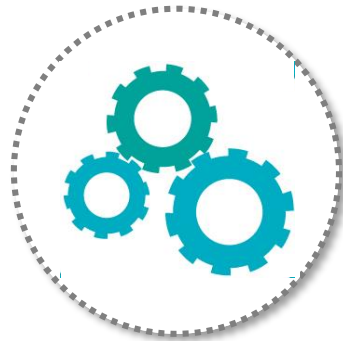
Urban Regeneration
Business
Implementation



Investment
Integration



Open Selection
for implementer



Specific Real Estate
Operation



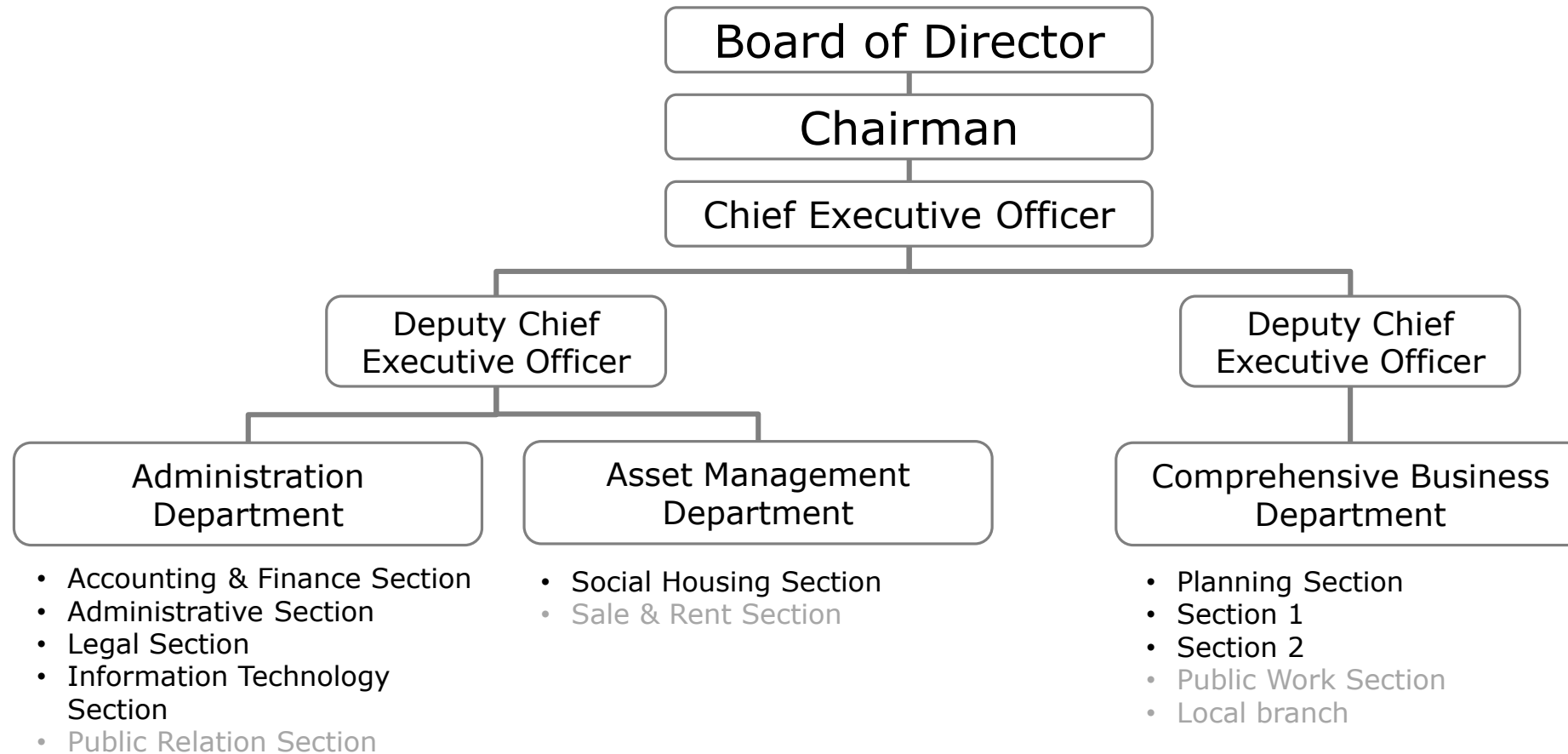
Urban Regeneration
Business Investment



Relevant Research
and Training

Organisation

About 200 employees...



Main Task

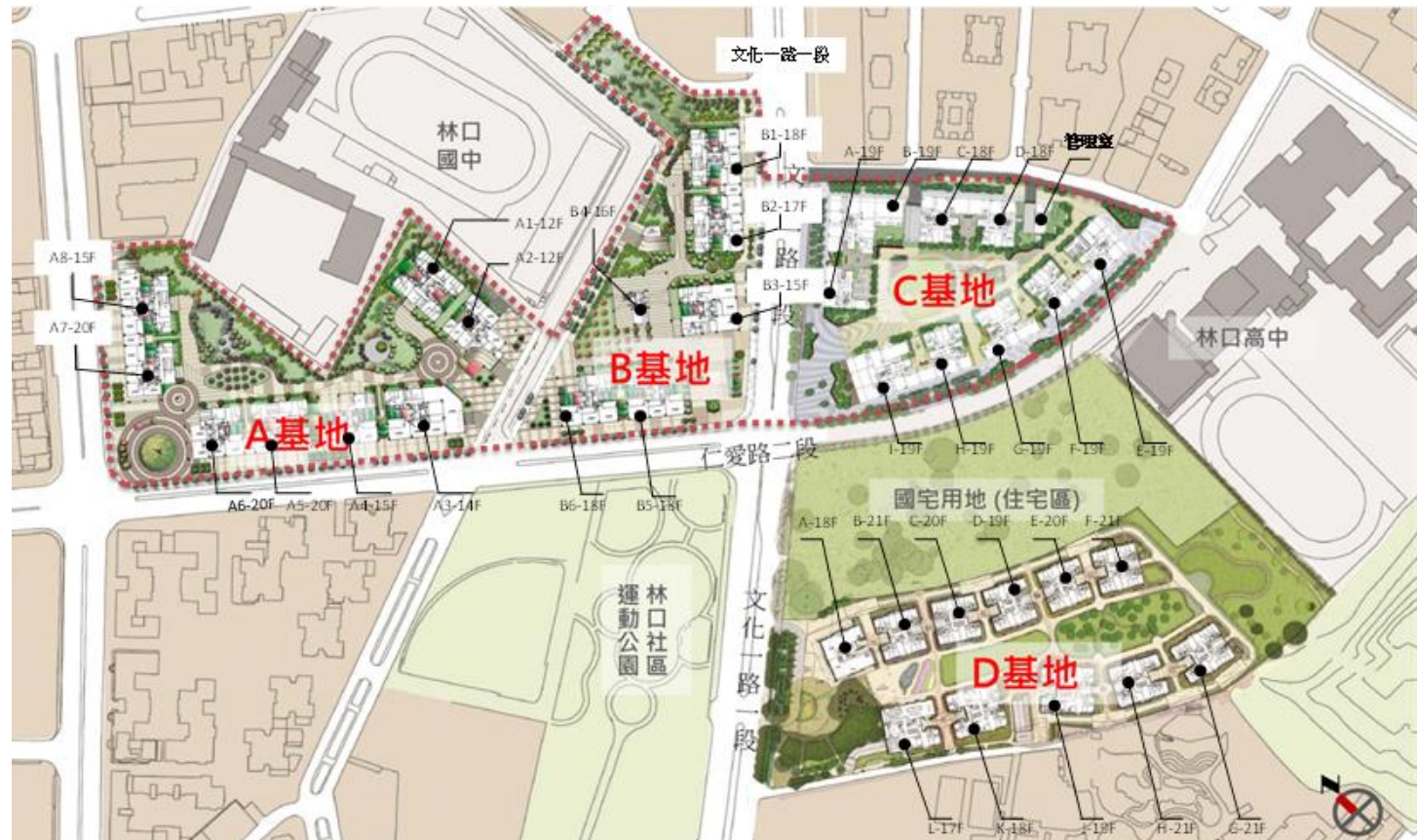
1 Biggest Social Housing in TW

8 Public-lead Urban Regeneration Projects

Main Task

1 Biggest Social Housing in TW

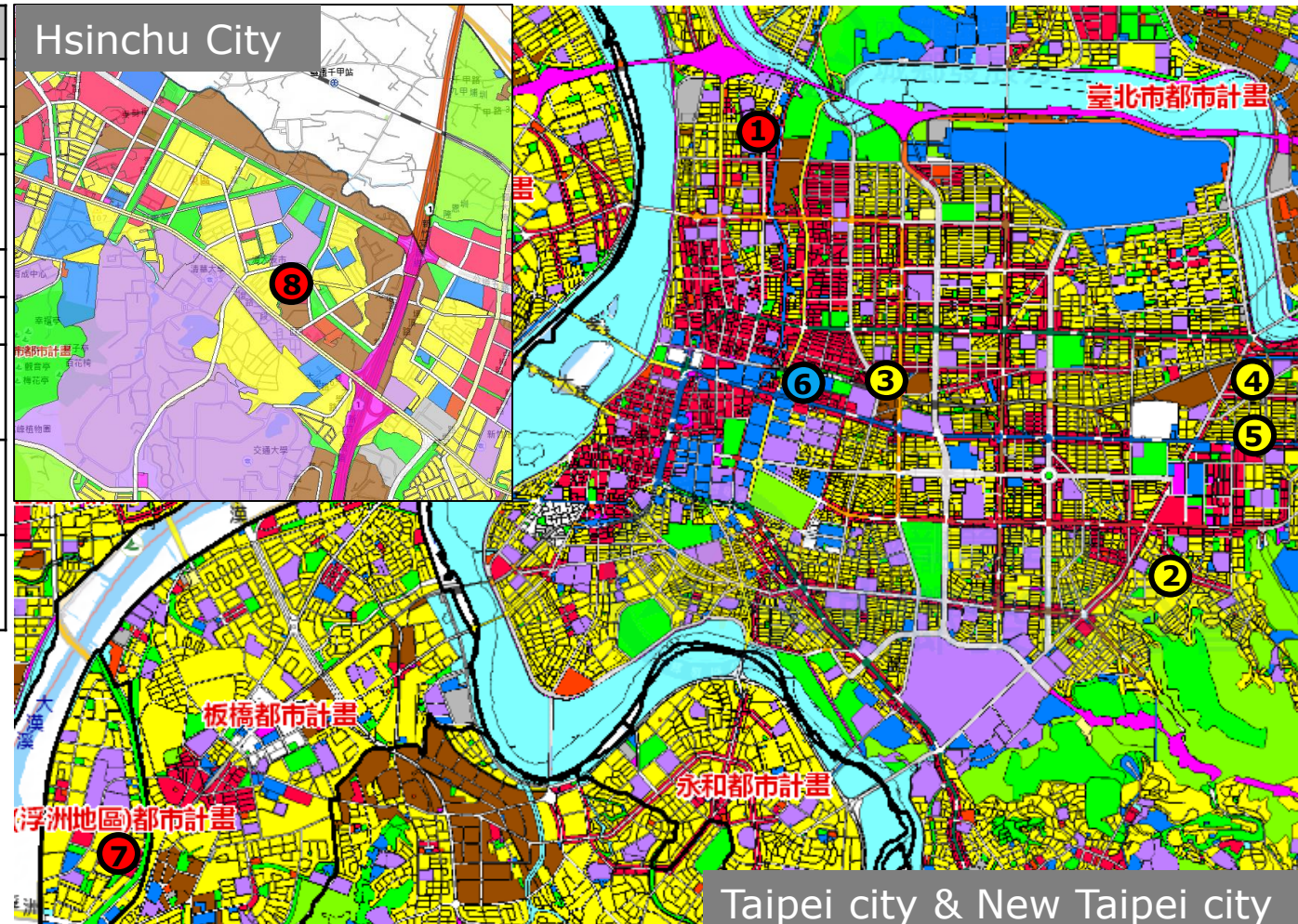
- ALL- 34 buildings
(3,490 units)
- **990** for NGOs,
business incubators,
international startups,
shops and other public
spaces
- **2,500** for rent
→About 3,341 applications



Main Task

8 Public-lead Urban Regeneration Projects

NO.	Project
1	Taipei city-MRT Yuanshan Station
2	Taipei city-Jiaxing Street
3	Taipei city-Zhong Shan Girls High School South area
4	Taipei city-Xinyi Dist.-site A
5	Taipei city-Xinyi Dist.-site B
6	Taipei city-Administrative area NO.2 & 3
7	New Taipei city-Banqiao Commercial District
8	Hsinchu city-Chien Kung Senior High School South area



➔ HURC

- Implement UR business
- Handle open selection for implementers

III

Future Goal

Guideline

for Implementing Public-lead Urban Regeneration

Public interests: Promoting optimal area development

Most **effective use** of national assets

Promoting **area revitalisation**

Financial feasibility: Focusing self-financing ability of projects

Conforming the law

Creativity and imagination in profession

Strategy

- **Re-evaluating Public-lead Urban Regeneration**
- **The Role of HURC**
 - 1.The implementer of housing and urban regeneration projects
 - 2.The implementer and cooperating with private investors
 - 3.Agent of implementer
 - 4.Landlord and implementer
 - 5.Landlord and cooperating with private investors
- **Guidelines for problem solving before implementing urban regeneration projects**
 - 1.Rezoning
 - 2.Preserving historical building
 - 3.Developing public facility sites
 - 4.Dealing with illegal occupiers
 - 5.Negotiating with landlords and homeowners

Strategy(cont.)

- **Product planning should match with real estate market, urban development and also public interests**
- **Funding and financial feasibility**
 - 1.Funding: equity, loan, investment funds, landlord's equity, investor's funds
 - 2.Financial feasibility for HURC, landlords and investors
- **Authorisation and process**
 - 1.Authorized by the board and MOI
 - 2.Authorized by external organizations based on Section 9 of Urban Renewal Act
- **Cooperating with other private urban regeneration organizations**
- **Operating and managing the re-allocated properties after urban regeneration**

Goal

Allocating resources and guiding the public-lead urban regeneration projects

Maintaining resilience and legally implementing public-lead urban regeneration projects

Leading with profession and effectively implementing public-lead urban regeneration projects

Protecting public interests and developing win-win public-lead urban regeneration projects