

Urban Land Policy

Overview

After the successful land reform, Taiwan government not only transformed these land owners to become industrial capitalists but also significantly increased farmers' income. This created a fertile environment for Taiwan's economic development. So, since 1960s, Taiwan has experienced mass migration from the countryside to the cities. Until 2017, there are 80% Taiwanese living in cities.

The rapid course of industrialization and urbanization in Taiwan had created huge challenges to Taiwan's planning and land development system. Between 1960s and 1970s industrial land supply lagged behind demand, wherein Taiwanese economy was experiencing rapid growth. To stimulate further economic growth by providing sufficient industrial land and to resolve the ensuing environmental problems from piecemeal industrial district developments, the designated Industrial Park Development system was established in 1970s. The Science Park development system was formed in 1980s, which emerged as a result of the Taiwanese government's plan to upgrade the economy from labor intensity to capital intensity by investing in hi-tech industries. So far there are four systems that provide industrial land in Taiwan.

The mass migration to the cites creates huge demand of residential lands and proper provision of public facilities. To tackle the threat of Mainland China, Taiwan government does not have sufficient resources to cater to such huge demand of urban residential development and must adopt the land re-adjustment system. Land re-adjustment system eventually does play a crucial role in Taiwan's urban development by providing public facilities, infrastructure, and residential land blocks without government spending.

Urban Land Policy

1. Urbanization in Taiwan

After fifty years of development, the degree of urbanization in Taiwan has reached almost 80%, highly concentrated in six main cities.

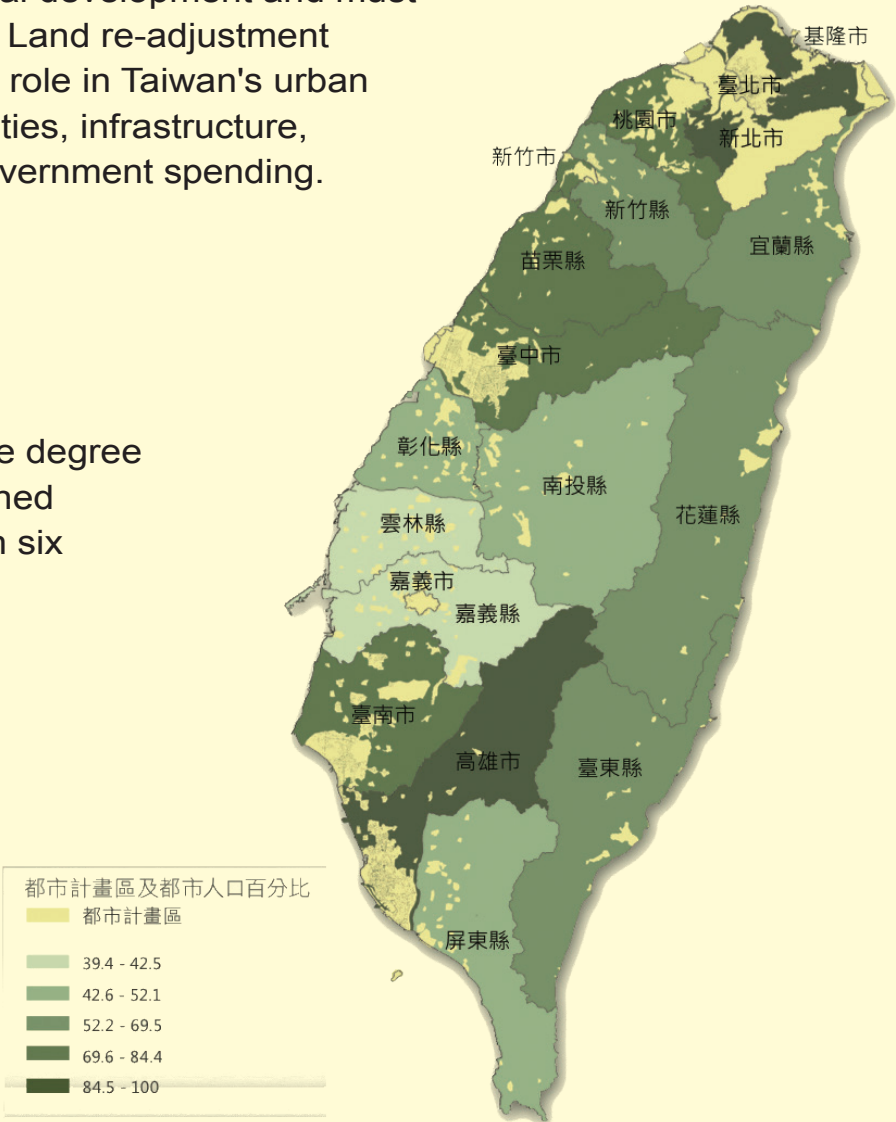


Figure1. The percentage of Population of Urban Planned Districts in Taiwan in 2017

Urban Land Policy

2. The Development Methods of Industrial Districts in Taiwan

The rapid development of urbanization in Taiwan is driven by the power of industrialization, which is owing to the flexible system of providing industrial lands.

According to Urban and Regional Development Statistics (2016), in Industrial Park System, the area of Designated Industrial Park is about 30,620 hectares, and that of Science Park is about 4,704.37 hectares.

In Urban Planning System, the area of Industrial Zone is about 21,771.09 hectares, Type D Building Land is about 22,554.13 hectares.

Table 1. The Scope of Industrial Land

Item		Development area (hectares)	Competent Authority
Industrial Park System	Designated Industrial Park	30,620.00	Ministry of Economic Affairs
	Science Park	4,704.37	Ministry of Science and Technology
Urban Planning System	Industrial Zone	21,771.09	Ministry of the Interior
	Type D Building Land	22,554.13	Ministry of the Interior

Source: Urban and Regional Development Statistics (2016).

Taiwan's planning system includes urban plan area and non-urban plan area. The industrial land in urban plan area and type D building land in non-urban plan area are categorized as "Urban Planning System", while the designated industrial parks of "Industrial Park System" are partially overlapping "Urban Planning System".

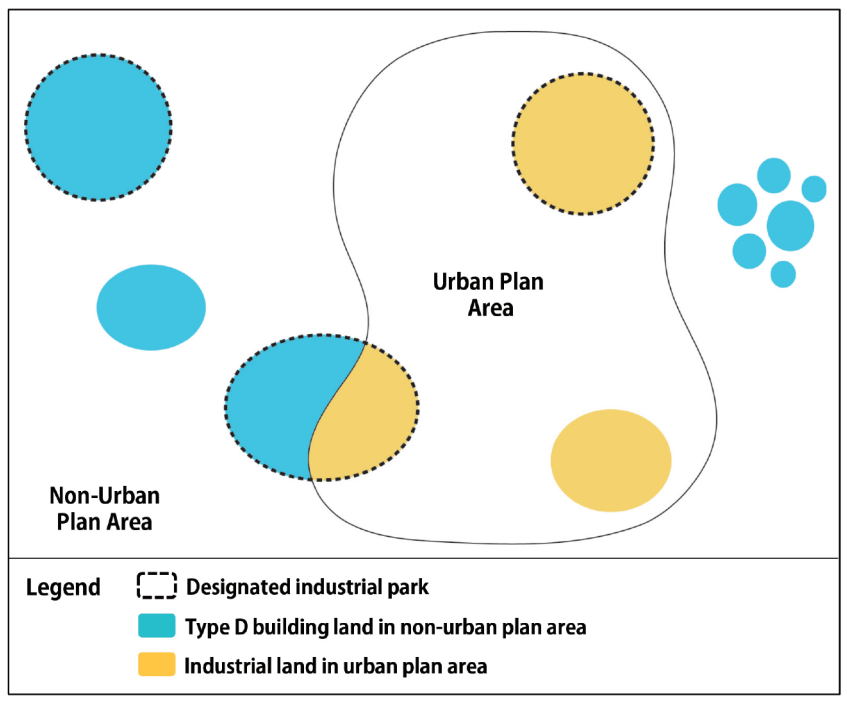


Figure 2. Industrial land supply systems in Taiwan

Urban Land Policy

3. The Development Method of Residential Districts

In Taiwan, the urban residential development mainly depended on the land readjustment system, which was led by government or private association. This method has provided almost 7000 hectares for public facilities without government budget.

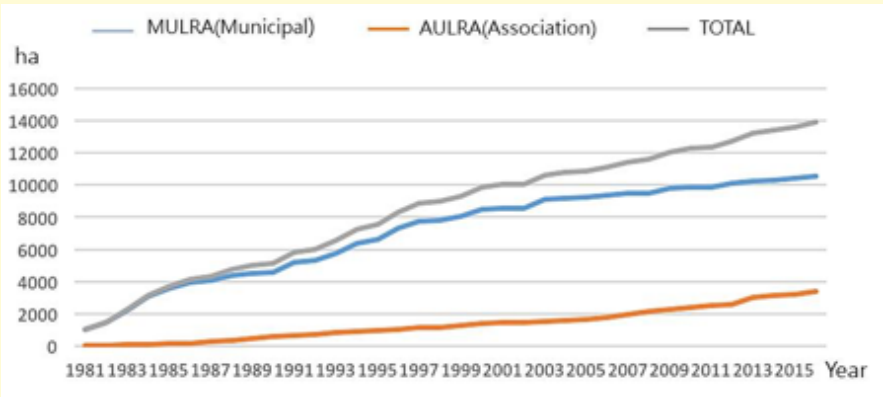


Figure3. The Aggregated Quantity of Urban Land Readjustment in Taiwan (1981-2016)

The Outcome of Land Readjustment of Xinyi Plan Area in Taipei

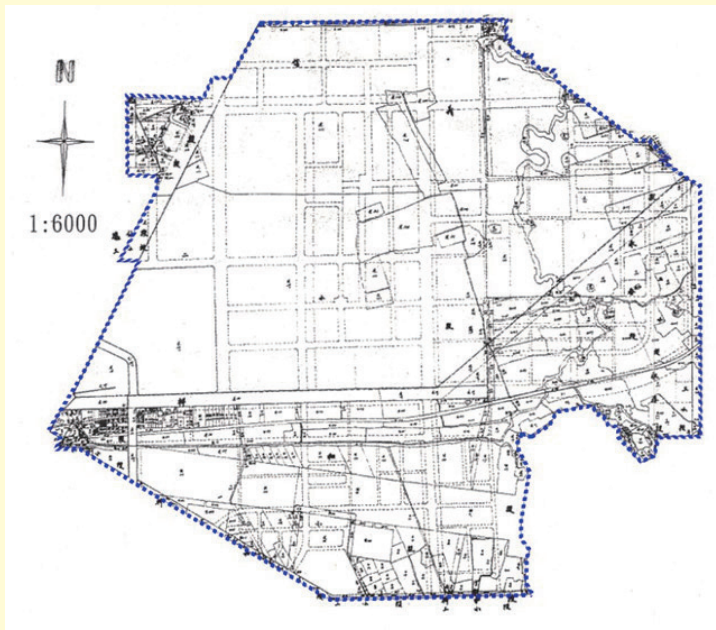


Figure 4. Pre Readjustment Cadastral Map of Xinyi Plan Area

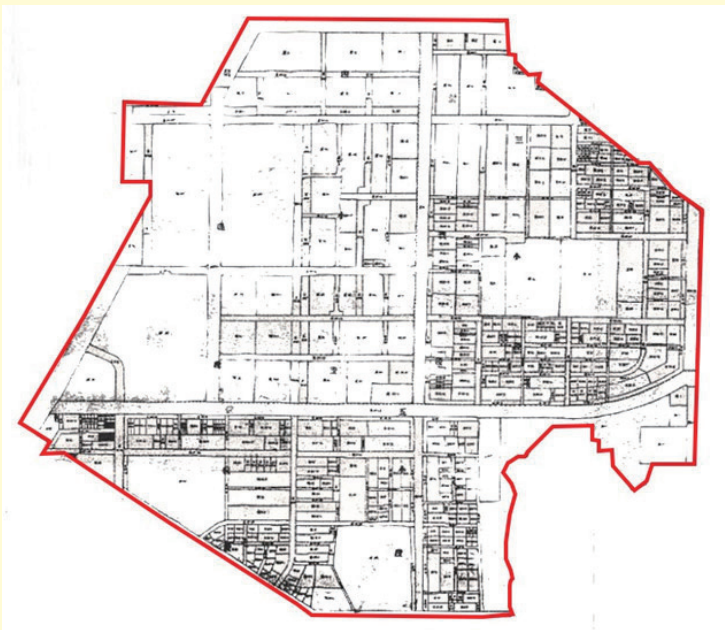


Figure 5. Post Readjustment Cadastral Map of Xinyi Plan Area

Before and After Land Readjustment of Xinyi Plan Area



Figure 6. The Satellite Picture of Xinyi Plan Area in 1975



Figure 7. The Satellite Ppicture of Xinyi Plan Area in 2018