



社會住宅政策及社區經營管理概況



Social Housing Policies In Taiwan & Lin-Kou Social Housing Community Management



國家住宅及都市更新中心

National Housing & Urban Regeneration Center

July 15, 2024





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大綱

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台灣社會住宅政策發展
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社宅管理的挑戰與願景

1. Social Housing Policies in Taiwan

台灣社會住宅政策發展

Basic Housing Info

台灣住宅基本資訊

- Population: 23.42 million
- Number of households: 92.4 million
- Residential stock: 91.9 million homes
- Homeownership rate: 84.6%
- Price-to-income ratio:
 - Nationwide 9.97
 - Taipei City 15.71
 - New Taipei City 13.09
- Debt-burden ratio:
 - Nationwide 42.66%
 - Taipei City 67.22%
 - New Taipei City 56.01%

說明：住宅自有率為2022年底資料，其餘為2023年底。



Implement national social housing policy

啟動全國性
社會住宅政策

Expand the support for millions of renters

擴大為百萬戶
租屋支持

Policy Objectives 政策目標	President Tsai Ing-wen (2016-2024)	President William Lai (2024-)
Construction 直接興建	120,000	250,000
Subleasing & Management Scheme 包租代管	80,000	250,000
Rental Subsidies 租金補貼	500,000	500,000

Unit: household units

1.

Social Housing Policies in Taiwan

台灣社會住宅政策發展



Sustainable design in planning 用設計推動環境永續



Public spaces for neighborhood gatherings 公共空間促進社區共融



2.

Management of Lin-Kou Social Housing



林口社宅營運成果

- **Lin-Kou Social Housing**, previously the site of the Universiade Athletes' Village, comprises a total of 3490 units, making it **the largest social housing nationwide**.

台北世大運選手村完成階段任務，轉作只租不售社會住宅

林口社宅全國最大社會住宅34棟，3490戶，服務多元族群



- Operating for 50 Years
經營50年
- 94% Lease Renewal Rate
首批續租率94%
- Hosting Public Welfare and Social Services
公益社福進駐
- Providing Community-Needed Retail Spaces and Parking Areas
店鋪停車場

2.

Management of Lin-Kou Social Housing



林口社宅營運成果

Establishing a community safety network to foster a new residential culture in social housing.

建構社區安全網絡，營造社宅新居住文化



藝術帶動交流
首部社宅戲劇播映

Using public art within the community to promote interaction among residents, for instance, launching the first TV series centered around social housing as its theme.

2.

Management of Lin-Kou Social Housing



林口社宅營運成果

Continuously adjust our management model and enhance service quality. 滾動修正管理模式，服務持續深化

- Property management services
物業管理服務
- On-site repair services
修繕駐點

Community Management 社區管理

(提高住戶設備修繕效率)

Improving efficiency in facilities repair

- On-site inspection within **12 hours** after notification
- Simple repairs completed on the **same day**
- Completion of repairs with maintenance supplies within **3 days**

(推動租戶關懷介接)

Tenant Support & Wellbeing Service

- Providing appropriate assistance to tenants in arrears by facilitating their transition to other social housing programs based on their financial planning needs.
- Maintain a social housing rent late payment rate at approximately 0.2%.



2.

Management of Lin-Kou Social Housing



林口社宅營運成果

Social Housing Care System

社宅關懷與社宅體系建制

Caring for vulnerable households through home visits (透過家戶訪視關懷弱勢家戶)

- Regular visits to high-needs households, with referral to social welfare resources based on their needs.
- Reached 3,308 home visits in 2023.

Covid-19 Economic Relief for residents (提供住戶疫情紓困)

- Tenants diagnosed/ quarantined/ unemployed receive a 20% rent reduction.
- Commercial space renters receive a 50% rent reduction, up to 3 months.

- Home visits
關懷訪視
- Emergency assistance
急難協助



3.

Challenges and Vision in Social Housing Management 社宅管理的挑戰與願景



200,000 social housing units are located throughout Taiwan

直接興建社宅20萬戶 社會住宅遍布全台

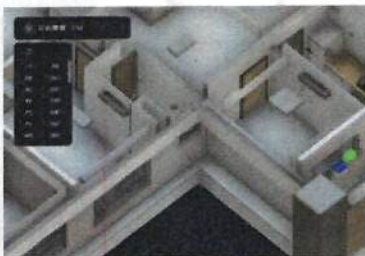
Precast Construction

預鑄工法



Smart Property Management

智慧化管理



Net Zero Energy Design

淨零能源循環



Whole Building Life Cycle Assessment Research

全生命週期研究



3. Challenges and Vision in Social Housing Management 社宅管理的挑戰與願景

Social housing integrates community needs to create an all-age-friendly environment

跨域整合服務 打造全齡關懷社區

Social housing spaces and facilities support local needs for the community's common good (支援在地需求 地區共好)

Open Space 開放空間

- No community walls, low building coverage
- Pedestrian-friendly

Parking Space 停車空間

- Community parking
- Centralized parking management

Social Welfare Space 社福空間

- Daycare center / Kindergarten / Elderly care center, etc.

Transport 交通配套 Infrastructure

- Optimize community traffic flow
- Friendly pick-up area

Partnering with NPOs to operate social welfare facilities to strengthen the social safety net

(與NPO合作經營社福設施, 共同強化社會安全網)

勵馨基金會

向日葵小屋

弱勢婦女就業服務站

個案安置

公益店鋪(早安美芝城合作)

自閉症權益促進會

自閉症家庭安置、創新社區居住

麥子園愛慈協會

學童課後照顧

無子西瓜基金會

銀髮族活動、失智長者照顧據點

大同老人基金會

老人照顧、喘息服務

案例: 國家住都中心 林口世大運選手村社會住宅



Thank you for listening

