

Dongshih Taxation Office Building Construction Plan of The National Taxation Bureau of the Central Area, Ministry of Finance

I. Objective

The building and warehouse of Dongshih Taxation Office, National Taxation Bureau of the Central Area (NTBCA), Ministry of Finance (MOF), were built in the form of temporary modular houses after the 921 earthquake. Its configuration and design was for emergency short-term use and there was no legal building use permit. Through urban hazards and structural safety assessment of old buildings, the Taichung City Civil Engineer Association suggests that a more detailed assessment and analysis should be carried out to confirm the safety of the building. The architect further assessed that Dongshih Taxation Office building cannot obtain building use permit by demolition and reinforcement, and there is no economic benefit. Therefore, to protect the safety of the public and staff members and avoid public security problems, the NTBCA, MOF plans to construct a new office building. Furthermore, to provide comfortable and high-standard environment and facilities, the NTBCA, MOF will incorporate accessibility and practicality into consideration as well as environmental protection policies, senior-friendly and barrier-free space planning.

II. Implementation Details

1. The NTBCA, MOF plans to build an office building on national land at No. 552, Xianshi Section, Dongshih District, Taichung City. The base area is 1,253 square meters. The area of the office building is estimated according to the allocation of manpower and the activation space is also evaluated. The building consists of a three-story RC building with underground garage, with a total usable area of 1,709 square meters (including 1,078.58 square meters for offices, 159.86 square meters for multifunction spaces, and 470.51 square meters for public facilities). The total floor area is 2,281 square meters, including 572 square meters for underground parking area.
2. The NTBCA entrusts this project to a professional agency to be in charge of the construction matters. The implementation schedule is expected to start from 2023. The total planned cost of NT\$198,723,000 will be budgeted annually. After inspection and approval upon completion, this project will then be handed over back to the NTBCA. The implementation strategies and methods are as follows:
 - (1) Environmental protection policy: The idea of “green engineering – energy saving and carbon reduction” will be incorporated into the design concept

and applied into planning and designing the building by architects. A diversified energy saving system will be adopted for sustaining environmental protection to create an eco-friendly space.

- (2) Senior-friendly and barrier-free space planning: To prepare for the arrival of an aging society, architects are suggested to take elders and people with disabilities into consideration with project design and planning. For instance, the interior design should involve spacious corridors with consistent height difference, handrails, non-slippery floors, barrier-free elevators, and pedestal toilets. In addition to the above, barrier-free parking spaces for cars and scooters should be close to the elevator. The building will be surrounded by open space on the outside while the setback is only for footpaths, driveways, and greening as no structures are allowed on the ground to create a safe, comfortable, and friendly environment for people of all ages without barriers.
- (3) Garage planning: Due to the confined space, with the exception of space reserved for official vehicles and staff parking, the garage will be designed for members of the public on official business. An area of barrier-free and friendly parking will be reserved in accordance with relevant regulations.
- (4) Planning for multiple activation spaces: After the office building is completed, appropriate space will be released without affecting the use of the office building. To meet the public's leisure needs and increase government financial resources, the NTBCA will activate the use of assets by the investment attraction model and create income concept planning to solicit business.
- (5) Strengthen the participation of different genders: In order to meet the needs of different genders, the project needs to widely accept the opinions of users of different genders and ethnic groups during the planning, design, construction and operation stages to implement different genders participation mechanism and create an equal and friendly office environment.

III. Expected Benefits

1. Direct benefits:

- (1) The total cost of this project is NT\$198,723,000, and the Dongshih office rental is approximately NT\$4,306,000 per year. Taking into account the average increase rate of the Ministry of the Interior's rent CPI in the past 5 years, the total value of rent for the next 60 years, or the service life of the building, is calculated at NT\$230,323,000 adjusted by discounting the benchmark interest rate of Bank of Taiwan. Therefore, this project could save approximately NT\$31,600,000.
- (2) Through planning multiple activation spaces for leasing and soliciting business, the estimated annual rent that can be collected is about NT\$91,781.
- (3) The current office building is a temporary building without a use permit. After the construction project is completed, the public and staff members can enjoy in a safe and secure environment.
- (4) The project is designed with energy-saving green buildings and electronic access control facilities. Furthermore, it can save water, electricity, and manpower expenses, and reduce follow-up maintenance and management costs.

2. Indirect benefits:

- (1) The new office building will create an image of friendliness and convenience for people. With increasing number of people coming to the office building for business, the establishment of various service industries around this area can give full play to the spillover effect. By gradually prospering the area, it could create local employment opportunities, improve quality of life and active economic development.
- (2) In terms of management benefit, the new office building will provide public facilities for the elderly and the disabled, which can bring great benefits to the realization of a barrier-free environment.

3. Hidden benefits:

The completion of the construction of the office building can provide a safe, comfortable, and friendly environment for everyone, which will greatly improve the service quality and administrative efficiency and promote the image of government governance.