

# 住宅更新重建權利價值與容積率之探討-以自建自住與合建分屋為例

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## 摘要

Urban redevelopment and reconstruction have been adopted to promote urban renewal projects during the last three decades in Taiwan. Although urban landscapes were improved, certain negative impacts have been detected, prompting social criticism. One major concern is that for a given reconstructed area that the benefits of all the related interested parties are imbalanced and therefore be adversely affected. While the governments endeavor to make the “old community” new, dilemmas to handle the original residents land owners always fall between “subsidy to whom” and “social justice.” In the cases of “self-construction” and “coop-construction”, “who pays how much to whom” seems to be an ever-debated issue, which derives information imbalance of the related parties. This article aims to examine the topics from the perspectives of financial approach that would make the private sides financially break even. By taking the methods of literature review, case study, financial analysis, and pilot program test, the authors would propose a scale to evaluate the privileges of each interested party. This article would also explore and incorporate issues of urban redevelopment, building reconstruction, outside effects derived from the points of floor area bonus mechanism. Meanwhile, this conclusion of this article may provide itself a cutting-edge illustration to housing planning policy and a plausible direction to urban reconstruction, especially from the viewpoint of private joint development efforts.

關鍵字：Keywords: urban redevelopment, reconstruction, housing policy, real estate evaluation, financial analysis