

# 都市更新重建工程因子評估準則建立與評估

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## 摘要

A Preliminary Study on the Evaluation of Construction Factors  
Identification and Implementation Regarding Urban Renovation

### ABSTRACT

After experiencing dramatic development within hundreds of years, most central business districts in Taiwan major cities, which have lost locality advantages, nowadays face a critical point of urban renovation. Within last few decades, buildings in downtown area are more or less malfunctioned whereas urban sprawl worsens the environment around. Meanwhile, surroundings of historical spots and major open space are degraded because of loose control in architecture regulation. Malfunction and urban amenity distortion thus dominate central downtown area. Based on the understanding of the foregoing situations, this paper is aimed to pursue a preliminary study on renovation unit designation and guideline to promote urban renovation. Major study components include building structure, building age, current land use, building coverage ratio, floor area ratio, gross population density, residential floor area per capita, and things that may damage urban function and amenity. This research shows that there are two factors concerning reconstruction: engineering factors and planning factor. The method to evaluate the standard of a given renovation project may include nominal scale, ordinal scale, and cardinal scale. The results of this paper may be applied and referred for urban renovation issues, of which the reconstruction guideline and priorities can be derived for future action.

Key words: urban renovation, reconstruction, construction engineering, factor evaluation

關鍵字: Keywords: real estate market, housing price, Taiwan High Speed Rail, CHSZA