



International Forum on Urban Regeneration and Revitalization

TAIWAN × INTA

THE TAIPEI URBAN REGENERATION AND REVITALISATION DECLARATION

The Federation of Real Estate Development Associations of Taiwan, the Real Estate Development Association of Taipei, the National Taiwan University of Science and Technology (APAUD Lab, TAIWAN TECH), the Association of Glocal Development (AGLD), the Cross-Straits Federation for Planning and Industry for Urban and Rural Development and the International Urban Development Association, co-organizers of the Taipei international forum on urban regeneration and revitalisation met on March 13th-15th with seasoned practitioners from Canada, France, United Kingdom, China and Japan.

Based on the exchange and dialogue in the Taipei international forum on urban regeneration and revitalisation, we, urban practitioners from Taiwan, UK, France, Japan, China and Canada, jointly advocate the following points as crucial issues for a successful urban revitalization and inclusive prosperity of Taiwanese cities:

- 1- Large urban renewal program is not only an urgent necessity for Taiwanese cities; it is also a major opportunity and a driving force for the economic development of the country.
- 2- To step into a new era of the Taiwan's history, urban renewal programs are to be accompanied by strong and long-term commitment of both the Central government and the local governments in the framework of a land and urban development plan of high ambition.
- 3- This national and local based policy should rally private investors and operators and obtain support from the civil society and the population at large.
- 4- The relationship between the public authorities and the private sector can take the form of a well-defined partnership, serving common objectives and where each participant shall play the role that he can fulfil better than the other partner. Therefore, it is based on mutual trust between different levels of government and private stakeholders.
- 5- For the purpose of building and keeping trust and support from the public sector, the public sector is invited to share the risks of the investments with the private sector, in order to make these projects possible. Delivery of key public investments on schedule shall induce maximum private follow-up investment and value creation for the whole society. As a counterpart, the public sector should also have its share of the capital gains brought by such long-term investments.
- 6- For the purpose of maximizing the efficiency of the public intervention, public investment should focus on those projects that will induce more follow-up private investments; this noticeably applies to the delivery of new affordable housing. Successful public investments are those that drive private investments; successful urban regeneration policies are those that inspire general public participation.
- 7- The association of the civil society and the population to both the conception of the various projects and to the life of the program, and its continuous and transparent information, are key tools to secure the political success of the whole program.
- 8- To accelerate the implementation of the urban renewal program, the Central government could envisage the major development programmes be managed by a decentralised entity, either at Regional or Metropolitan levels, such as Regional Land Agency or Metropolitan Development Corporation, that could concentrate and coordinate public financing from different public entities, and secure land ownership for major public interest-based projects. Local governments and private sector should be adequately represented in these decentralised entities.

Taipei, 15th March 2018.