

# **Tamsui Taxation Office Building Built Plan Of National Taxation Bureau of the Northern Area, Ministry of Finance**

## **I. Objective**

The building of the Tamsui Taxation Office, National Taxation Bureau of the Northern Area (NTBNA), Ministry of Finance, was built in 1987. The roof and wall leak during heavy rain and typhoon storms. Moreover, the office building is difficult to refurbish due to the fact that it was constructed with reinforced concrete (RC) with high chloride ion content (the building was constructed using poorly processed sea sand). Also, steel bars are exposed and there are cracks in the walls and the ground. To guarantee the safety of the public and staff members, construction of a new Tamsui Taxation office is urgently needed. Currently, the land of the previous office belongs to the New Taipei City government, making it difficult to reconstruct the office. Therefore, it is suggested to construct a new office building on the site of the Tamsui office's warehouse. To provide high quality service, accessibility, practicality and high-standard environment and facilities, the NTBNA will take into consideration environmental protection policies as well as senior-friendly and barrier-free space planning.

## **II. Implementation Details**

1. The whole project, which is 1,039.15m<sup>2</sup> in area located on national land in Tamsui District, New Taipei City, consists of eight individual construction parts. The design and location of the size of the office should be based on actual workforce of that particular department. The building consists of a five-story RC building with underground garage, with a total usable area of 2,442.05m<sup>2</sup>. That is 21,646m<sup>2</sup> for offices, 339.41m<sup>2</sup> for multi-function spaces, and 456.64m<sup>2</sup> for public facilities. The total floor area is 3,083.47m<sup>2</sup>, including the 641.42 m<sup>2</sup> underground garage.
2. NTBNA entrusts this project to a professional agency to be in charge of the construction and budgeting from 2022. After inspection and approval upon completion, this project will then be handed over back to NTBNA. Further details are as following:

- (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 place 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) Basement garage: 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. In addition, the tolling system of the parking is adopted for assets activation and proceeds generation in mind so as to improve the efficiency of parking space, increase the government’s financial sources, and maximize the efficiency of property.

### III. Expected Benefits

#### 1. Direct benefits:

- (1) The budget is NT\$163,932,000. It could directly save around NT\$11,038,000 in rent and provide tangible benefits.
- (2) Building the new office rather than purchasing property could save NT\$6,787,000.

- (3) The proposed tolling system for the underground parking garage is estimated to provide NT\$1,900,000 in annual revenue.
- (4) Compared to the current building constructed using poorly processed sea sand, the new office building will provide a safe and secure office environment for staff members and the general public.

2. Indirect benefits:

- (1) The new office building will be designed to create a friendly and convenient space. As more and more people use the office building, various services will pop up in the surrounding environment and liven up the community, improving employment opportunities and bringing prosperity by raising real estate values.
- (2) By providing parking for people visiting on business and public facilities for the elderly and disabled, this project will enhance the accessibility of the local environment and provide huge benefits in realizing a barrier-free environment.

3. Hidden benefits:

Upon completion of the office building, it will be able to provide a safe, comfortable, and friendly business environment for everyone; it will also greatly improve quality of service and administration efficiency. At the same time, it will create positive impressions to citizens and improve the image of the government.