

# **Luzhu Taxation Office Building Acquisition Plan of National Taxation Bureau of the Northern Area, Ministry of Finance**

## **I. Plan Purpose**

With the Aerotropolis Project, Farglory Free Trade Zone, and the Taoyuan International Airport Access MRT System located in Luzhu and Dayuan Districts of Taoyuan City within the jurisdiction of National Taxation Bureau of the Northern Area (NTBNA), the Ministry of Finance completed the formation of an emerging development area of Taoyuan, creating many job opportunities. Given the influx of population and the booming development of commerce and industry, a taxation office is being planned in Luzhu District with the construction of an office building considering the convenience of the residents who found it time consuming to go to the current Taoyuan branch for taxation affairs and the significance of the location. The business of Luzhu and Dayuan will be transferred from the Taoyuan branch to the Luzhu Taxation Office to handle taxation business near the residents and provide sound service space and facilities so the general public can receive quality service and the effect of government service to the people can be increased.

## **II. Implementation Details**

1. The office rooms and the social housing planned by NTBNA, Ministry of Finance for construction at Land Lot 83, Daxing Section, Luzhu District, Taoyuan City will come in a 13-story stand-alone building of which Floors 1 to 3 will be used by the Luzhu Taxation Office. The area requirement of the office rooms is estimated based on the allocation of manpower set forth in the Additional Item of Educare Center of the Policy of the Executive Yuan included for evaluation. The planned area of the office rooms of the Luzhu Taxation Office is 2,208 square meters (including the Workplace Educare Service Center) plus the area of 858 square meters for public

facilities and the basement parking space of 1,872 square meters, amounting to 4,893 square meters for floor area in total.

2. The plan is in line with the construction schedule of the social housing of the Taoyuan City Government with a five-year budget prepared for the period from 2021 to 2025. The total fund required is 211,373,000 NT dollars which will be appropriated based on the schedule of the construction. The main work items are as follows:

- (1) Application to the National Property Administration for appropriation of lands for free; application for registration of building ownership.

- (2) Environmental protection policy: The idea of “sustainable public works – energy saving and carbon reduction” will be incorporated into the design concept by the architects planning and designing the building. A diversified energy saving system will be adopted to contribute to sustainable environmental development for creating an environment and eco-friendly space. The social housing and office building will be awarded the green building and smart building certification after completion.

- (3) Senior-friendly and barrier-free space planning: In response to the advent of the elderly society, the architects will be asked to consider the use of facilities for the elderly and the physically and mentally disabled and include them in the planning and design. A passage corridor with consistent height difference will be provided inside the building. Handrails, non-slip floors, barrier-free elevators and sitting toilets will be installed. The planned barrier-free parking place for cars and motorcycles 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.

(4) Basement parking space: The plan is to maximize the use of basement space. Apart from the slots reserved for cars and motorcycles owned by government units and the staff of the taxation office, the space will be appropriated for parking by visitors for business. An area of barrier-free and friendly parking will be reserved in accordance with relevant regulations. In addition, a tolling system of the parking space is being studied and discussed with assets activation and proceeds generation in mind so as to improve the efficiency of parking space and increase the government's financial sources.

### III. Expected Effects

#### 1. Direct effects

The plan can save NT\$7.651 million in rental expenses each year, plus NT\$793,000 in revenue from basement parking, and the expected annual benefit is approximately NT\$8.408 million. The project will break even in approximately 25 years based on the construction cost of NT\$211.373 million as the public space will be adequately used for maximizing the benefits of public resources.

#### 2. Indirect effects:

The construction expenditure of the office building can increase the investment of urban public goods, thus producing suitable public facilities and beautifying the urban landscape, improving the local landscape, and enhancing the quality of life of local people. At the same time, the project will attract people to move in and investment in commercial activities to invigorate the local economy and promote prosperity in the communities.

#### 3. Intangible benefits:

The office building, after its completion, will provide a safe, comfortable, and friendly environment for business meetings; car and motorcycle parking space will be planned for the public to use, increasing the convenience of the people coming

for business and greatly improving the general public's favorability of the government agency. The Luzhu Office of the NTBNA, as a newly-added tax service base, will be equipped with a full-featured service counter for providing taxation services across the country to greatly improve service quality and administrative efficiency and gain a good impression from the public, boosting the image of the government.