

# 住宅社區自辦更新參與機制之研究

## 摘 要

台灣四、五十年來城市的快速都市化歷程，早期開發區普遍是密集老舊公寓式建築，亟需更新改建。政府雖然於 1998 年頒布都市更新條例，並經幾次修正，並以建築容積加成等誘因獎勵民間投資辦理更新，但業者仍以市場商機為導向，偏好高容積、高地價地段的住商社區更新，真正需要更新的老舊住宅社區反而遙遙無期。因此，如何以社區「自籌組織」之方式，推展與民眾切身相關之住宅區更新實為亟需探討的問題。

故如何建立社區民眾自主參與更新機制，透過住宅社區服務設施的供應作為誘因，鼓勵住戶成立自組織，自行規劃辦理住宅社區更新計畫，為本研究探討的主要目的。

本研究經由住宅社區國內外案例分析，並比較分析數個近期完工之住宅社區更新個案的公私部門合夥關係及社區住戶參與機制，進而利用公共事務理論的探討，檢視公私部門合夥關係及社區住戶參與機制，以建立住宅社區自辦更新參與機制。建構社區居民全體參與住宅社區更新與營造的作業方式，以期藉由社區自組織的參與，提升貧乏、麻陋的老舊住宅社區更新環境品質之契機。

**關鍵詞：**都市更新、都市更新會、地方治理、公私合夥、民眾參與

# **A study on the urban renewal participation mechanism of the residential community**

## **Abstract**

In the course of Taiwan's rapid urbanization during the last 40 to 50 years, earlier construction areas, which were generally built out with clapped-out apartment-style and housing structures, now urgently require reconstruction. Although in 1998 the government passed the Urban Renewal Ordinance, certain revisions to the Ordinance and increasing the carrying capacity to encourage private investment, resulted in the construction industry passing over the clapped-out apartment that were in actual need of reconstruction in favor of developing higher carrying capacity and higher land price for more commercial purposes. Therefore, it is necessary to discuss about the residential community to create self-participating urban renewal policies.

The main topic of this research is discussion about establish the community participate in the way of urban renewal mechanism. One way to attract more self-participation is by setting up facilities within the community which encourage residents to set up agencies to plan and administer urban renewal policy.

Analysis of domestic and foreign urban communities, as well as a comparative analysis of many near-completed urban renewal projects and the ensuing partnership between public and private sector in those projects, and the mechanism through which the community is involved. Through the discussion of public affairs theory, one can examine the partnership of public and private sector and the mechanism of community participation. Establish the mechanism through which the community can be involved in self-participating urban renewal projects. Eestablish a method by which the community's residents can completely participate in urban renewal and construction operations involvement by the community's self-participating agencies, with a goal toward upgrading deficient and inadequate residential buildings, and an opportunity to improve living conditions.

**Key words: urban renew, urban renewal agency, local governance, public and private sector partnership, community participation**