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Title： Taichung City Self-Government Ordinance for the Management of Vacant Land Ch

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Article 1　For the purpose of effective management of vacant land, improvement of the environment, promotion of green initiatives, maintenance of city appearance, upgrade of the quality of the living environment, and reasonable land use, Taichung City (hereinafter the “City”) has enacted this Self-Government Ordinance.

Article 2　The competent authority of this Self-Government Ordinance.is the Environmental Protection Bureau of Taichung City Government (hereinafter the “Environmental Bureau”). The duties are divided as follows among relevant authorities:
1.Environmental Bureau: General management of vacant land in the City.
2.Urban Development Bureau of Taichung City Government: Study and establishment of vacant land management policy and greening incentive measures.
3.District offices under Taichung City Government (hereinafter the “District Offices”: Inventory and archiving of vacant land, verification of breaches of policy, assistance with the creation of vacant land for public use, and adoption management related matters.
4.Other relevant authorities: Cooperation with activities related to vacant land management.

Article 3　Vacant land in this Self-Government Ordinance.refers to land that is fully or partially idle or deserted.
The scope of vacant land under the previous paragraph does not include the following:
1.Agricultural land referred to under the Agricultural Development Act and the Enforcement Rules of the Agricultural Development Act.
2.Construction foundations for which a construction license has been acquired and fences installed in accordance with construction regulations.

Article 4　The owner, user, or administrator of vacant land of the City must adhere to the following obligations:
1.Waste soil and stagnant water should be cleaned up.
2.No stacking of objects that obstruct public safety, environmental hygiene, or City appearance.
3.Greening work shall be carried out.
The greening work referred to in subparagraph 3 of the previous paragraph includes soil planted trees and shrubs, laying of turf, spreading of grass seeds, erection of green fences or farms, and mobile irrigation facilities.
The first paragraph is applicable to the following areas:
1.Within urban planning areas of the City.
2.Industrial areas outside urban planning areas of the City.
3.Within 20 meters on both sides of provincial roadways outside urban planning areas of the City.

Article 5　If vacant land of the City is provided to any government authority for its use, land value tax is exempt during the period of use without consideration.
If the condition for exemption under the previous paragraph is satisfied, the authority using the land shall prepare an inventory and submit it to the tax authority.
The authority using the land under the previous paragraph shall be the authority that conducts greening work after an administrative contract has been signed for private vacant land.

Article 6　After the authority under Taichung City Government signs an administrative contract with the owner, user, or administrator of private vacant land, it may carry out greening work.

The administrative contract under the previous paragraph shall be signed for three years in principle.

The guidelines for the execution of administrative contracts under the first paragraph and greening budget shall be further established and publicly announced by the Environmental Bureau.

Authorities under Taichung City Government may set aside a budget to execute matters related to the establishment, maintenance, and management of greening of vacant land.

Article 7　After vacant land is greened and provided for public use, a sign shall be set up in a conspicuous location, showing the nature and scope of the vacant land provided for public use, the maintenance provider, administration personnel, and telephone number.

Article 8　District Offices shall encourage and assist owners, users, or administrators of vacant land with greening of such vacant land, create temporary parking spaces, stadia, or sites for public-interest activities thereon. The land shall be provided for public use without consideration.

If any site created under the previous paragraph is subject to unlawful occupation, the District Office shall report to and seek assistance from the relevant authority.

District Offices that show good performance in the creation of temporary parking spaces, stadia, or sites for public-interest activities on greened vacant land shall be rewarded. Rules governing such rewards shall be determined by the Environmental Bureau.

Article 9　District Offices shall prepare inventories of and archive vacant land. Any breach of any provision under subparagraph 1 or 2, paragraph 1, Article 4 shall be recorded, photographed as proof, and forwarded to the Environmental Bureau for further handling in accordance with the law.

Article 10　The Environmental Bureau may send personnel to bring supporting documents and audit public and private vacant land onsite. Any owner, user, or administrator of land who evades, refuses, or interferes with the audit without justification shall be penalized with a fine of between NT$600 and NT$3,000.

Article 11　In case of breach of any provision under subparagraph 1 or 2, paragraph 1, Article 4 without correction before the deadline imposed by the Environmental Bureau, the Environmental Bureau shall impose a fine of between NT$1,200 and NT$6,000. Multiple penalties may be imposed for multiple offenses.

Article 12　This Self-Government Ordinance is effective from the date of publication.

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