建築管理

一、建築師執業人數概況

114 年底建築師事務所為 4,450 家，較上（113）年底減少 4.2%，建築師開業人數為 4,630 人，較上年底減少 5.3%，其中依建築師法第五十三條取得執業資格之乙等建築師為 0 人。就縣市別而言，主要集中在 6 個直轄市，其中以臺北市 1,213 家(1,296 人)最多，其次依序為臺中市 842 家(855 人)、新北市 670 家(688 人)、高雄市 424 家(442 人)、臺南市 305 家(318 人)及桃園市 294 家(312 人)，以上 6 個直轄市占全國建築師事務所家數及開業建築師人數比例分別為 84.2%及 84.5%；顯示都會區因人口集中，建築物之設計與監造等需求較高，以及資訊、交通方便等緣故，致為建築師執業位置分布密集的地區(詳表 1、圖 1 及附表 6-1)。

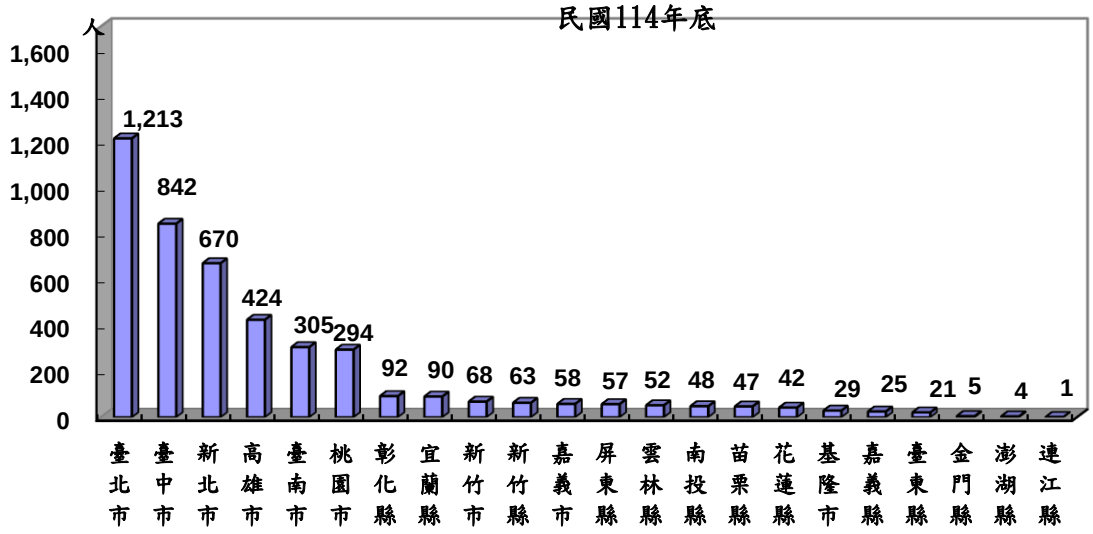
表1 建築師開業家數及人數統計

單位：家;人;%

年　別	建築師事務所	成長率	建築師	成長率
110 年底	4,373	2.2	4,555	2.4
111 年底	4,455	1.9	4,666	2.4
112 年底	4,556	2.3	4,764	2.1
113 年底	4,643	1.9	4,887	2.6
114 年底	4,450	-4.2	4,630	-5.3

附註：①114 年度較 113 年度數字略微降低，係因 114 年度系統清查將停業、歇業、逾期未換證等案件刪除。

圖1 開業建築師人數分布
民國114年底



二、營造業之經營管理

依據「營造業法」規定，營造業分為綜合營造業、專業營造業及土木包工業，而綜合營造業又分甲等、乙等及丙等三等；若不計營造業法施行後未換證照之舊制營造業及歇業、撤銷家數，截至114年底營造業廠商家數計有20,345家。受到「營造業法」各等級設立門檻及法令規範，以丙等綜合營造業7,878家占38.7%最多，土木包工業7,132家占35.1%次之，甲等綜合營造業3,442家，占16.9%再次之，乙等綜合營造業1,259家占6.2%第四，專業營造業634家占3.1%最少。就縣市而言，主要集中在六個直轄市，其中以臺中市2,929家占14.4%最多，高雄市2,491家占12.2%次之，新北市2,186家占10.7%再次之。

就資本總額而言，全體營造業之資本額總數約為8,975億元，其中甲等綜合營造業占54.5%最多，專業營造業占35.3%次之，餘依序為丙等綜合營造業、乙等綜合營造業及土木包工業，比例分別為6.3%、2.6%及1.3%。

就營造業廠商平均資本額而言，114年底平均每家為4,411萬元。就縣市而言，主要以臺北市、高雄市為主，其平均資本額分別為2億0,382萬元、1億0,623萬元，餘縣市以新北市達3,822萬元最高(詳表2、圖2、3及附表6-2)。

表 2 營造業廠商家數及資本額

民國 114 年底

等級別	家數		資本額	
	（家）	（%）	（千萬元）	（%）
總計	20,345	100.0	89,750	100.0
甲等綜合營造業	3,442	16.9	48,927	54.5
乙等綜合營造業	1,259	6.2	2,316	2.6
丙等綜合營造業	7,878	38.7	5,662	6.3
土木包工業	7,132	35.1	1,135	1.3
專業營造業	634	3.1	31,710	35.3

圖2 營造業廠商家數之分布

民國114年底

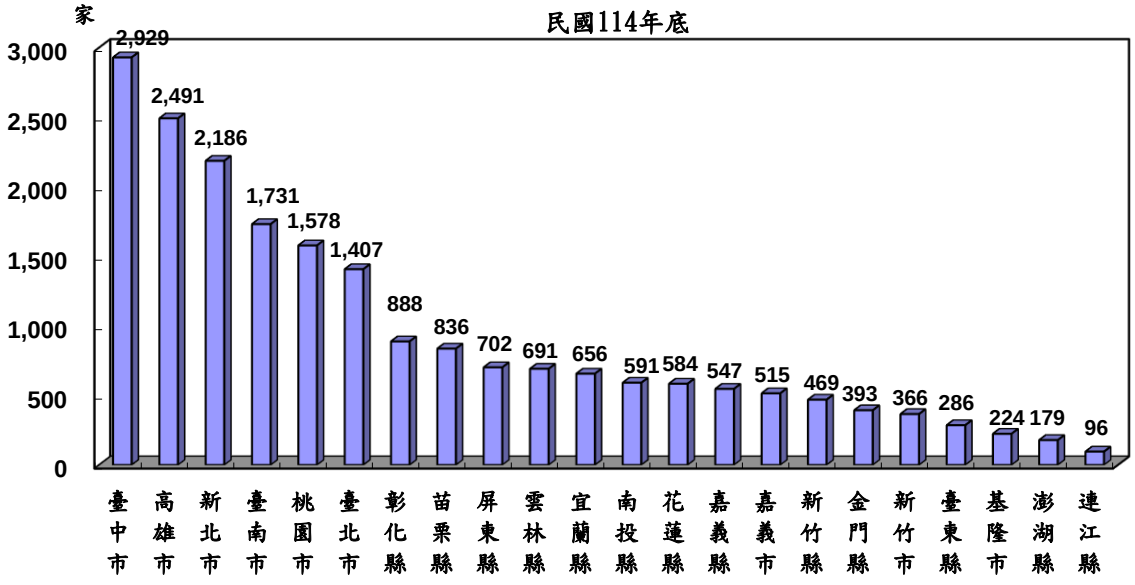
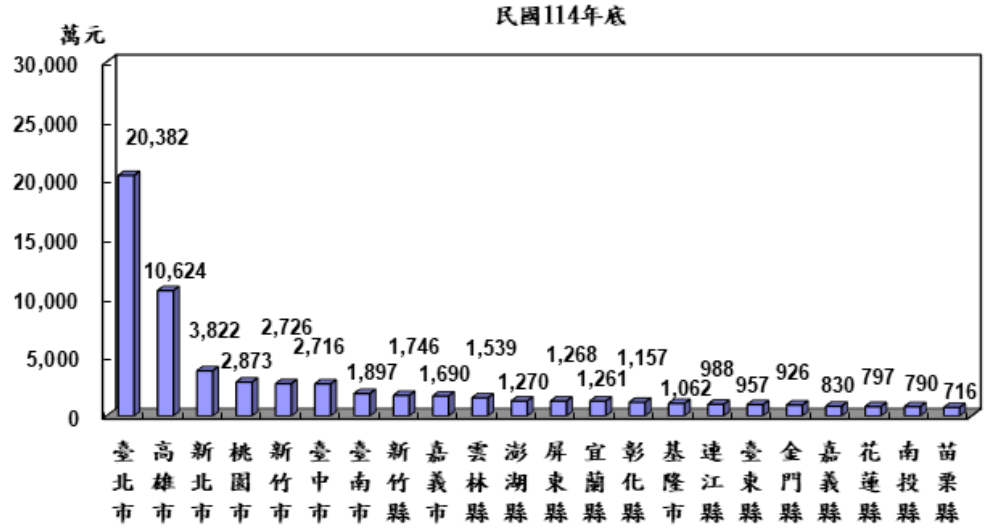


圖3 營造業廠商平均資本額

民國114年底



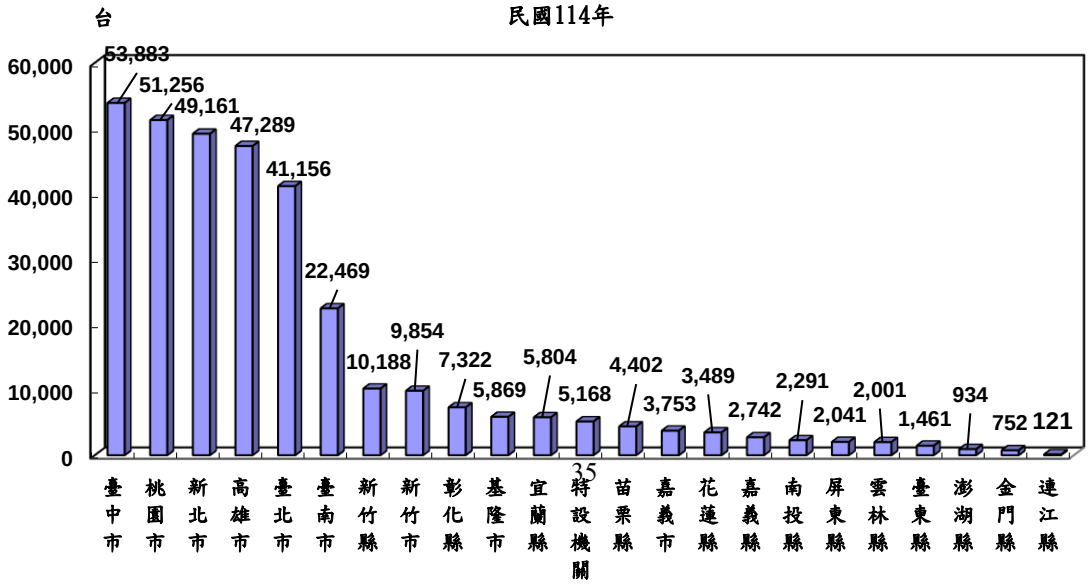
三、建築物昇降設備安全檢查

114年底全國建築物昇降設備安全檢查機構有12家，包括臺北市7家，臺中市2家及高雄市2家，桃園市1家；專業廠商494家，較上年底693家，減少28.7%，就縣市而言，專業廠商主要集中在六個直轄市，其中以新北市95家占19.2%最多，臺中市79家占16.0%次之，臺北市59家占11.9%再次之；專業技術人員計4,072人，較上年底10,198人減少60.1%，就縣市而言，主要集中在六個直轄市，其中以新北市827人占20.3%最多，臺中市577人占14.2%次之，高雄市為524人占12.9%再次之(詳附表6-4)。

114年全國建築物昇降設備檢查取得使用許可證計有33萬3,723臺(含內政部指定特設主管建築機關)，檢查取得使用許可證數量達一萬台以上之縣市，集中於六個直轄市，依序為臺中市5萬3,883臺占16.2%最多，桃園市5萬1,256臺占15.4%次之，新北市4萬9,161臺占14.7%再次之，高雄市4萬7,289臺占14.2%居第四，臺北市4萬1,156臺占12.3%居第五，臺南市2萬2,469臺占6.7%居第六。以上六直轄市昇降設備檢查取得使用許可證占79.5% (詳圖4及附表6-3)。

圖4 建築物昇降設備檢查取得使用許可證統計

民國114年



四、機械遊樂設施安全檢查

遊樂場所內機械遊樂設施只要全面拆除，則該遊樂場所即解除列管。114 年底全國列管遊樂場為 27 處，其中營業中計 25 處，停止使用計 2 處，較上(113)年底減少 2 處。

機械遊樂設施數量共計 209 座，其中營業中計 195 座，停止使用計 14 座。就安全檢查情形而言，營業中之遊樂設施 195 座皆已領得使用執照、備有保養維修紀錄且已實施定期安全檢查。(詳表 3 及附表 6-5)。

表 3 機械遊樂設施安全檢查概況

單位：處；座

年別	遊樂場所數(處)			機械遊樂設施數(座)			安全檢查情形(座)		
	合計	營業中	停止使用	合計	營業中	停止使用	已領得使用執照	備有保養維修紀錄	已實施定期安全檢查
110 年底	29	23	6	239	205	34	205	205	205
111 年底	30	25	5	228	202	26	202	202	202
112 年底	31	25	6	223	200	23	200	200	200
113 年底	29	25	4	214	197	17	197	197	197
114 年底	27	25	2	209	195	14	195	195	195

五、建築物公共安全檢查人員

114年底全國建築物公共安全檢查防火避難設施類專業檢查人員計4,716人，設備安全類專業檢查人員計4,720人，其中除其他類以外，各以建築師2,837人最多，土木技師各為112人及114人次之，電機技師各為81人及82人再次之。與上年底比較，建築師、結構技師、電機技師、機械技師及冷凍空調技師呈減少現象。(詳表4及附表6-7)

表 4 建築物公共安全專業檢查人統計

單位：人

年別	防火避難設施類								設備安全類							
	總計	建築師	結構技師	土木技師	電機技師	機械技師	冷凍空調技師	其他	總計	建築師	結構技師	土木技師	電機技師	機械技師	冷凍空調技師	其他
110 年底	4,171	3,142	61	152	127	10	19	660	4,040	3,140	63	154	128	10	21	524
111 年底	4,212	3,203	61	152	127	10	19	640	4,102	3,201	63	154	128	10	21	525
112 年底	4,811	3,039	77	146	125	11	26	1,387	4,813	3,039	79	148	126	11	28	1,382
113 年底	5,030	3,133	77	146	125	11	26	1,512	5,033	3,133	79	148	126	11	28	1,508
114 年底	4,716	2,837	52	112	81	8	15	1,611	4,720	2,837	54	114	82	8	17	1,608
較上年底增減(%)	-6.2	-9.5	-32.5	-23.3	-35.2	-27.3	-42.3	6.6	-6.2	-9.5	-31.7	-23.0	-34.9	-27.3	-39.3	6.6

附註：①114 年度較 113 年度數字大幅降低，係因 114 年度系統清查將停業、歇業、逾期未換證等案件刪除。

六、建築物室內裝修業

114 年底建築物室內裝修業計有 10,984 家，較上年底減少 35.2%，其中具施工廠商 5,690 家占 51.8%最多，設計施工廠商 5,152 家占 46.9%次之；就縣市別而言，以臺北市 2,591 家占 23.6%最多，新北市 2,489 家占 22.7%次之，臺中市 1,851 家占 16.9%再次之。建築物室內裝修專業技術人員計 22,730 人，較上年底減少 32.3%，其中專業施工技術人員 11,824 人占 52.0%最多，專業設計施工技術人員 9,937 人占 43.7%次之；就縣市別而言，以新北市 4,716 人占 20.8%最多，臺北市 4,058 人占 17.9%次之，臺中市 3,592 人占 15.8%再次之(詳表 5、圖 5、圖 6 及附表 6-9)。

表 5 建築物室內裝修業及專業技術人員統計

單位：家；人

年 別	室內裝修業				專業技術人員			
	總計	設計廠商	施工廠商	設計施工廠商	總計	專業設計技術人員	專業施工技術人員	專業設計施工技術人員
110 年底	12,204	208	5,246	6,750	27,842	1068	12,364	14,410
111 年底	13,442	206	6,043	7,193	30,085	1,127	13,842	15,116
112 年底	15,803	228	6,956	8,619	31,565	1,221	14,998	15,346
113 年底	16,943	250	7,637	9,056	33,561	1,335	16,238	15,988
114 年底	10,984	142	5,690	5,152	22,730	969	11,824	9,937
較上年底增減 (%)	-35.2	-43.2	-25.5	-43.1	-32.3	-27.4	-27.2	-37.9

附註：114 年度較 113 年度數字大幅降低，係因 114 年度系統清查將停業、歇業、逾期未換證等案件刪除。

圖5 建築物室內裝修業家數分布
民國114年底

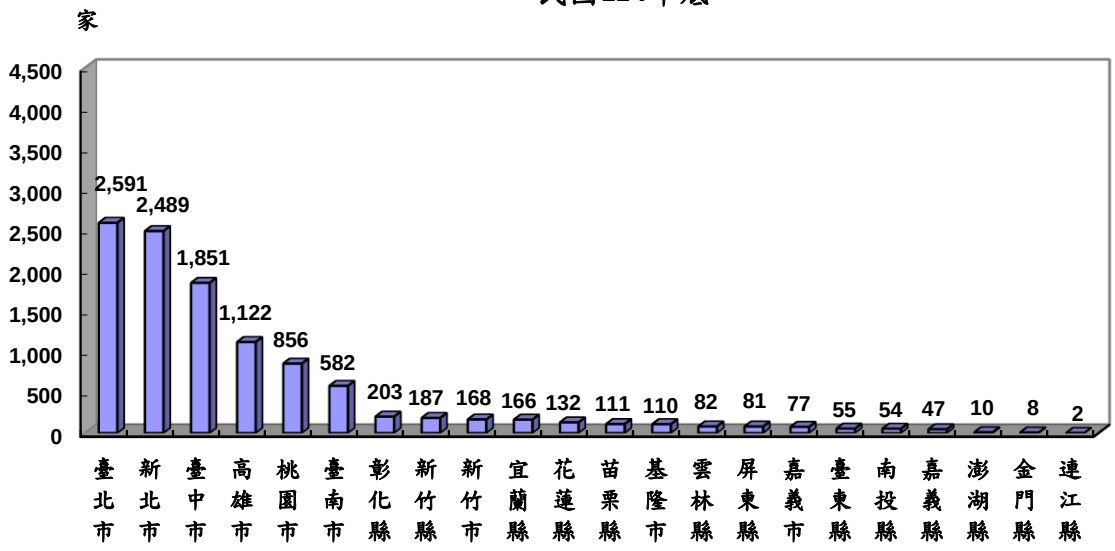
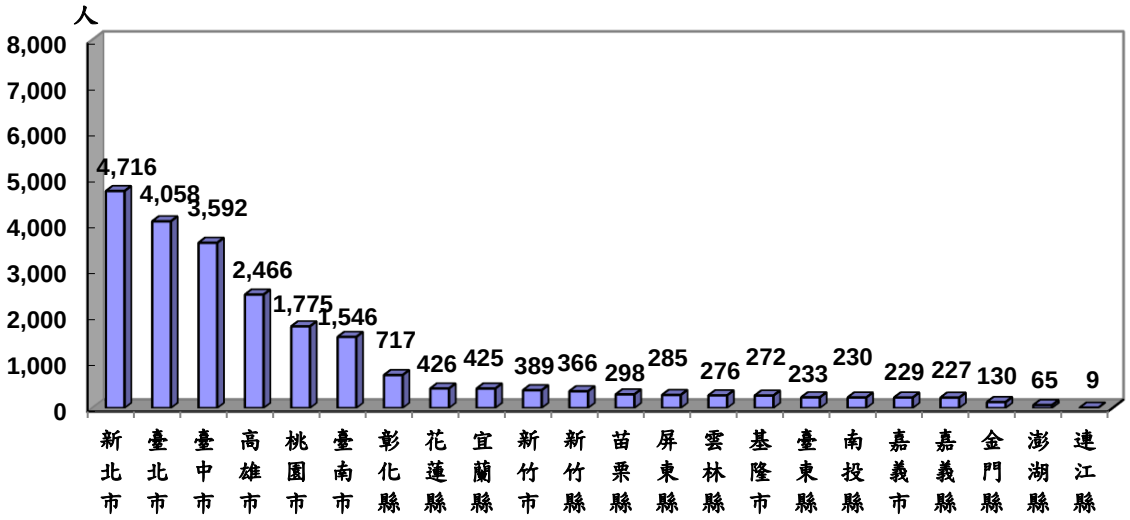


圖6 建築物室內裝修專業技術人員人數分布

民國113年底



七、建築物附設停車空間

114 年底建築物附設停車空間計 691 萬 3,877 個停車位，其中大客車 5,543 個，占 0.1%，汽車 522 萬 8,821 個，占 75.6%，機車 167 萬 9,513 個，占 24.3%；就縣市別而言，以臺北市 131 萬 3,748 個停車位占 19.0%最多，新北市 102 萬 7,050 個占 14.9%次之，臺中市 95 萬 9,767 個、桃園市 95 萬 2,251 個分別占 13.9%、13.8%位居第三、第四。上開停車空間屬於都市計畫區內計有 638 萬 4,526 個占 92.3%，都市計畫區外 52 萬 9,351 個占 7.7%（詳表 6 及附表 6-10）。

表 6 建築物附設停車空間統計

單位：千個車位

年別	合計	結構比%	大客車	結構比%	汽車	結構比%	機車	結構比%	都市計畫區內	結構比%	都市計畫區外	結構比%
110 年底	5,836	100.0	4	0.1	4,534	77.7	1,298	22.2	5,378	92.2	458	7.8
111 年底	6,070	100.0	5	0.1	4,687	77.2	1,379	22.7	5,596	92.2	475	7.8
112 年底	6,343	100.0	5	0.1	4,862	76.7	1,476	23.3	5,852	92.3	491	7.7
113 年底	6,594	100.0	5	0.1	5,026	76.2	1,563	23.7	6,087	92.3	507	7.7
114 年底	6,914	100.0	5	0.1	5,229	75.6	1,680	24.3	6,385	92.3	529	7.7

註：自 106 年起原統計項目大型車、小型車及機車改為大客車、汽車及機車。

八、廣告物管理統計

114 年全年申請許可廣告物共計 2,342 件，其中招牌廣告 1,760 件占 75.2%，樹立廣告 582 件占 24.9%。就縣市別而言，以臺中市 1,094 件占 46.7% 最多，臺北市 457 件、新北市 240 件分別占 19.5%、10.3%位居第二、第三。

處理違規案件共 6,557 件，處理情形以拆除 6,433 件占 98.1%為最多，罰鍰 124 件占 1.9%(詳表 7 及附表 6-30)。

表 7 廣告物管理概況

單位：件

年別	招牌廣告			樹立廣告		
	申請許可	處理違規情形		申請許可	處理違規情形	
		罰鍰	拆除		罰鍰	拆除
110 年	1,780	105	3,070	527	122	5,480
111 年	1,950	79	3,868	462	61	5,362
112 年	1,719	66	3,239	520	64	4,293
113 年	1,742	84	3,808	518	63	3,662
114 年	1,760	71	3,302	582	53	3,131

九、公寓大廈管理維護公司

114 年底全國公寓大廈管理維護公司共計 500 家，新北市 139 家、臺中市 92 家分別占 27.8%、18.4%位居第一、第二，臺北市 89 家占 17.8%再次之。

依據公寓大廈管理條例規定，事務管理人員及技術服務人員需領得管理服務人員認可證，始得執行管理維護事務，目前領有認可證且受僱於管理維護公司之管理服務人員共計 4,873 人，其中事務管理人員占 58.4%，技術服務人員占 41.6%；技術服務人員又分防火避難設施管理人員及設備安全管理人員，分別占技術服務人員比例為 48.7%及 51.3% (詳表 8 及附表 6-31)。

表 8 公寓大廈管理維護公司統計

單位：家；人

年別	管理維護公司(家)	管理服務人員(人)			
		合計	事務管理人員	技術服務人員	
				防火避難設施管理人員	設備安全管理人員
110 年底	822	6,130	3,236	1,335	1,559
111 年底	826	6,214	3,303	1,350	1,561
112 年底	837	6,353	3,411	1,375	1,567
113 年底	576	5,441	3,083	1,130	1,228
114 年底	500	4,873	2,847	986	1,040

十、違章建築拆除情形

違章建築(以下簡稱違建)有礙市容觀瞻，亦影響公共安全。依「違章建築處理辦法」第 11-1 條規定，既存違章建築之劃分日期由當地主管機關視轄區實際情形分區公告之，並以一次為限。

114 年底全國各縣(市)違建總計 70 萬 2,367 件，全年查報新增之違建案計 3 萬 7,270 件，拆除之違建案計 2 萬 1,891 件，補照計 56 件。 (詳表 9 及附表 6-32)。

就縣市別而言，以新北市 14 萬 3,888 件占 20.5%為最多；高雄市 11 萬 9,505 占 17.0%次之，臺中市 10 萬 7,498 件占 15.3%居第三，此三直轄市之違建數量已占全國約 5 成 3，而違建數量在 1 千件以下之縣市僅有連江縣及澎湖縣，其中以澎湖縣最少僅 238 件(詳圖 7 及附表 6-32)。

表 9 全國違章建築案件處理概況

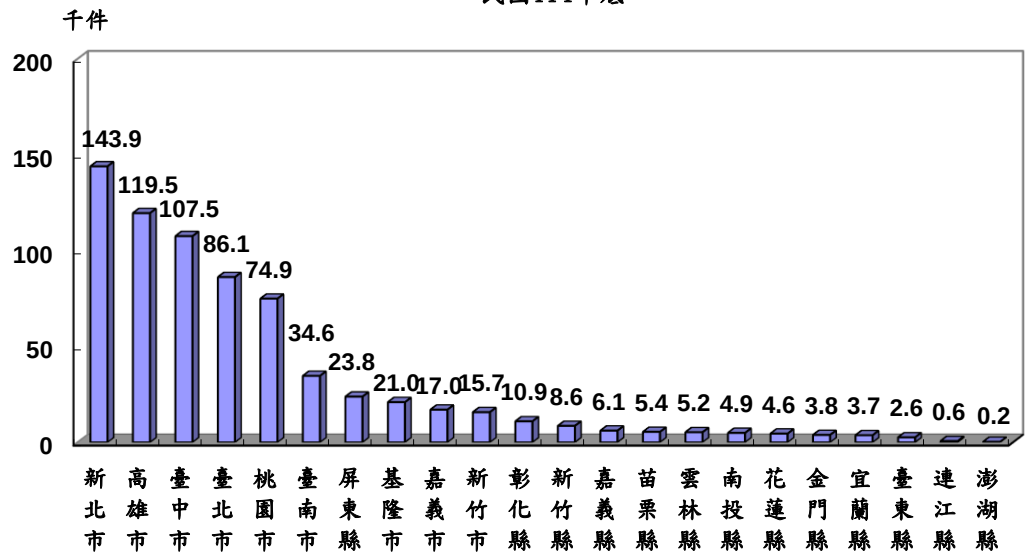
單位：件

年別	年底案件數 (a)= (b)+(c)-(d)-(e)	年初案件數 (b)	全年新增件數 (c)	全年拆除件數 (d)	全年補照件數 (e)
110 年	705,218	693,231	44,411	31,968	456
111 年	710,858	705,218	43,896	38,140	116
112 年	719,065	710,858	43,888	35,583	98
113 年	687,044	719,065	41,190	73,148	63
113 年	702,367	687,044	37,270	21,891	56

註.自 107 年 2 月起變更統計項目為「既存違章建築」及「新違章建築」。

圖7　各縣(市)違建案件數

民國114年底



依據建築法第 25 條，建築物非經申請直轄市、縣（市）（局）主管建築機關之審查許可並發給執照，不得擅自建造或使用或拆除。

十一、建築物建造執照之核發情形

114 年核發建築物建造執照件數計 1 萬 7,919 件，較上年減少 8.2%，總樓地板面積為 3,297 萬 5 千平方公尺，較上年漸少 17.5% (詳附表 6-15)。

就縣市別而言，總樓地板面積以臺中市 515 萬 4 千平方公尺(占 15.6%)最多，桃園市 509 萬 2 千平方公尺(占 15.4%)次之，臺南市 405 萬 4 千平方公尺(占 12.3%)再次之。若與上年相較，增量最多之前三縣市分別為：新竹市 9 萬 3 千平方公尺(增幅為 21.1%)、嘉義市 7 萬 2 千平方公尺(增幅為 30.7%)及基隆市 5 萬 2 千平方公尺(增幅為 21.1%)；減量最多之前三縣市分別為：桃園市 162 萬 6 千平方公尺(減幅為-24.2%)、臺中市 155 萬 6 千平方公尺(減幅為-23.2%)及臺北市 122 萬 3 千平方公尺(減幅為-38.7%) (詳表 10 及附表 6-11)。

表 10　各縣市核發建築物建造執照情形

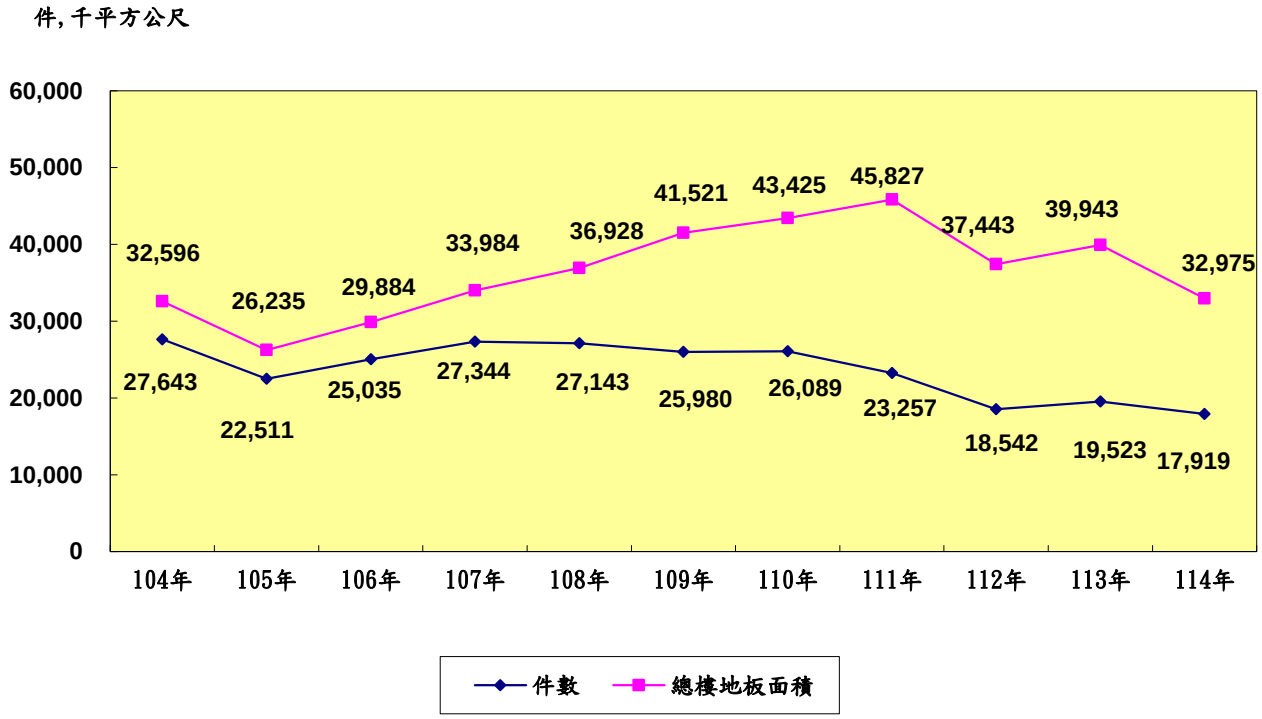
單位：平方公尺；%

縣市別	114年		113年		較上年增減比較	
	總樓地板面積	百分比	總樓地板面積	百分比	總樓地板面積	百分比
總計	32,974,741	100	39,943,097	100	-6,968,356	-17.4
新北市	3,308,006	10.0	4,001,867	10.0	-693,861	-17.3
臺北市	1,937,423	5.9	3,160,617	7.9	-1,223,194	-38.7
桃園市	5,092,475	15.4	6,718,589	16.8	-1,626,114	-24.2
臺中市	5,154,254	15.6	6,709,887	16.8	-1,555,633	-23.2
臺南市	4,053,978	12.3	5,004,287	12.5	-950,309	-19.0
高雄市	3,514,207	10.7	3,508,439	8.8	5,768	0.2
臺灣省	9,501,715	28.8	10,116,345	25.3	-614,630	-6.1
宜蘭縣	554,747	1.7	627,573	1.6	-72,826	-11.6
新竹縣	1,014,766	3.1	1,233,500	3.1	-218,734	-17.7
苗栗縣	818,558	2.5	886,648	2.2	-68,090	-7.7
彰化縣	1,711,352	5.2	1,386,246	3.5	325,106	23.5
南投縣	720,241	2.2	682,494	1.7	37,747	5.5
雲林縣	1,038,612	3.1	1,424,438	3.6	-385,826	-27.1
嘉義縣	1,110,067	3.4	1,446,788	3.6	-336,721	-23.3
屏東縣	795,050	2.4	903,326	2.3	-108,276	-12.0
臺東縣	160,656	0.5	182,517	0.5	-21,861	-12.0
花蓮縣	255,258	0.8	288,771	0.7	-33,513	-11.6
澎湖縣	180,020	0.5	129,472	0.3	50,548	39.0
基隆市	299,295	0.9	247,117	0.6	52,178	21.1
新竹市	535,794	1.6	442,374	1.1	93,420	21.1
嘉義市	307,299	0.9	235,081	0.6	72,218	30.7
福建省	155,319	0.5	208,784	0.5	-53,465	-25.6
金門縣	143,648	0.4	189,990	0.5	-46,342	-24.4
連江縣	11,671	0.0	18,794	0.0	-7,123	-37.9
內政部指定特設主管建築機關	257,364	0.8	514,282	1.3	-256,918	-58.0
國家公園管理處	1,992	0.0	2,154	0.0	-162	-7.5
其他	255,372	0.8	512,128	1.3	-256,756	-50.1

就用途別而言，總樓地板面積以住宿類之住宅(含農舍)1,793 萬 4 千平方公尺占 54.4%最多，工業、倉儲類(C 類)576 萬 7 千平方公尺占 17.5%次之，辦公、服務類(G 類)363 萬 8 千平方公尺占 11.0%再次之(詳附表 6-11)。

就構造別而言，總樓地板面積以混凝土(含鋼筋混凝土)構造 2,353 萬 3 千平方公尺占 71.4%最多，鋼構造 715 萬 7 千平方公尺占 21.7%次之，鋼骨鋼筋混凝土 198 萬 3 千平方公尺占 6.0%再次之(詳附表 6-12)。

圖8 歷年核發建築物建造執照



十二、建築物使用執照之核發情形

114 年核發建築物使用執照件數計 1 萬 7,875 件，較上年減少 7.2%，總樓地板面積為 3,435 萬 3 千平方公尺，較上年增加 1.4%。

就縣市別而言，總樓地板面積以臺中市 607 萬 5 千平方公尺(占 17.7%)最多，桃園市 536 萬 1 千平方公尺(占 15.6%)次之，新北市 401 萬 5 千平方公尺(占 11.7%)再次之。若與上年相較，增量最多之前三縣市分別為：臺中市 96 萬 6 千平方公尺(增幅為 18.9%)、臺南市 83 萬平方公尺(增幅為 27.7%)及高雄市 64 萬 1 千平方公尺(增幅為 19.0%)；減量最多之前三縣市分別為：嘉義縣 81 萬 8 千平方公尺(減幅為-63.7%)、臺北市 49 萬 4 千平方公尺(減幅為-19.2%)及桃園市 23 萬 5 千平方公尺(減幅為-4.2%) (詳表 11 及附表 6-16)。

表 11　各縣市核發建築物使用執照情形

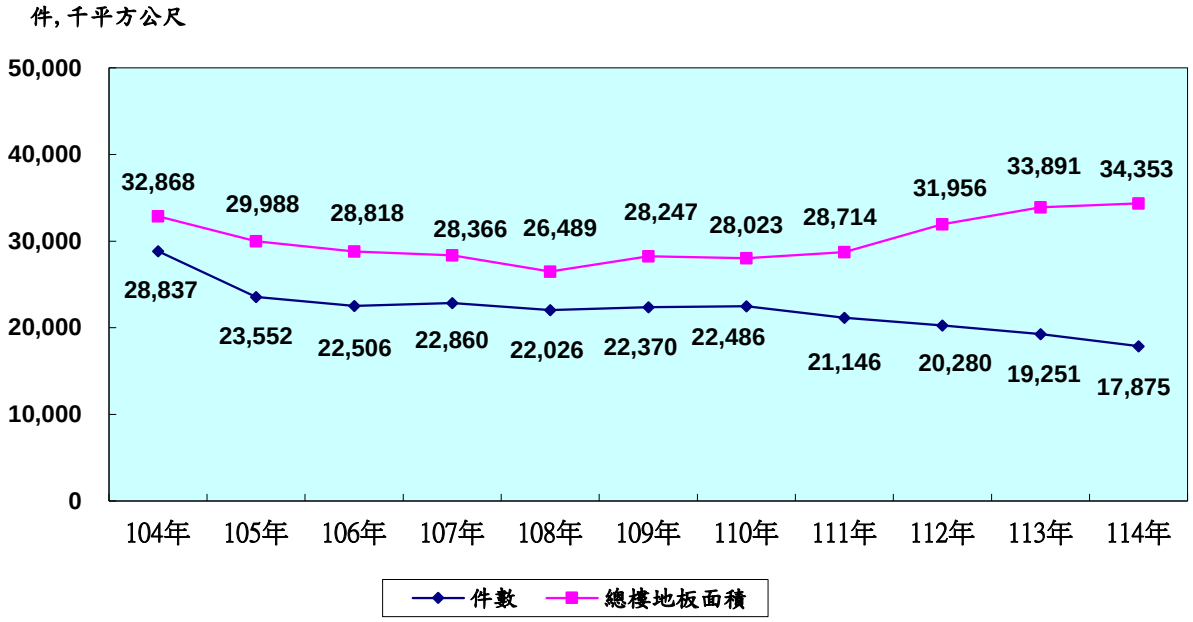
單位：平方公尺；%

縣市別	114年		113年		較上年增減比較	
	總樓地板面積	百分比	總樓地板面積	百分比	總樓地板面積	百分比
總計	34,352,789	100	33,890,991	100	461,798	1.4
新北市	4,015,081	11.7	3,613,488	10.7	401,593	11.1
臺北市	2,086,375	6.1	2,580,751	7.6	-494,376	-19.2
桃園市	5,361,498	15.6	5,596,805	16.5	-235,307	-4.2
臺中市	6,074,875	17.7	5,109,022	15.1	965,853	18.9
臺南市	3,825,075	11.1	2,995,382	8.8	829,693	27.7
高雄市	4,008,319	11.7	3,367,164	9.9	641,155	19.0
臺灣省	8,485,575	24.7	9,548,051	28.2	-1,062,476	-11.1
宜蘭縣	503,390	1.5	487,764	1.4	15,626	3.2
新竹縣	1,494,778	4.4	1,399,315	4.1	95,463	6.8
苗栗縣	778,498	2.3	617,674	1.8	160,824	26.0
彰化縣	1,509,937	4.4	1,692,505	5.0	-182,568	-10.8
南投縣	511,565	1.5	584,312	1.7	-72,747	-12.5
雲林縣	1,169,543	3.4	1,111,882	3.3	57,661	5.2
嘉義縣	465,809	1.4	1,283,681	3.8	-817,872	-63.7
屏東縣	849,601	2.5	952,069	2.8	-102,468	-10.8
臺東縣	130,082	0.4	142,201	0.4	-12,119	-8.5
花蓮縣	240,855	0.7	230,739	0.7	10,116	4.4
澎湖縣	141,333	0.4	159,628	0.5	-18,295	-11.5
基隆市	97,437	0.3	260,211	0.8	-162,774	-62.6
新竹市	350,910	1.0	457,950	1.4	-107,040	-23.4
嘉義市	241,837	0.7	168,120	0.5	73,717	43.8
福建省	119,333	0.3	169,087	0.5	-49,754	-29.4
金門縣	107,514	0.3	103,478	0.3	4,036	3.9
連江縣	11,819	0.0	65,609	0.2	-53,790	-82.0
內政部指定特設主管建築機關	376,658	1.1	911,241	2.7	-534,583	-58.7
國家公園管理處	4,026	0.0	3,598	0.0	428	11.9
其他	372,632	1.1	907,643	2.7	-535,011	-58.9

就用途別而言，總樓地板面積以住宿類之住宅(含農舍)1,946 萬 8 千平方公尺占 56.7%最多，工業、倉儲類(C 類)660 萬平方公尺占 19.2%次之，辦公、服務類(G 類)290 萬平方公尺占 8.4%再次之(詳附表 6-16)。

就構造別而言，總樓地板面積以混凝土(含鋼筋混凝土)構造 2,513 萬平方公尺占 73.2%最多，鋼構造 713 萬 5 千平方公尺占 20.8%次之，鋼骨鋼筋混凝土 184 萬 8 千平方公尺占 5.4%再次之(詳附表 6-18)。

圖9 歷年核發建築物使用執照



就高度別而言，若與上年相較，總樓地板面積增加者以「超過 75 公尺~90 公尺以下」增加 47.7%最多，「超 30 公尺~45 公尺以下、超過 90 公尺」增加 6.4%次之，「超過 45 公尺~60 公尺以下」增加 5.3%再次之，「超過 60 公尺~75 公尺以下」呈負成長減少 23.4%最多，「7 公尺以下」減少 19.3%次之，「超過 7 公尺~15 公尺以下」減少 11.0%再次之(詳表 12)。

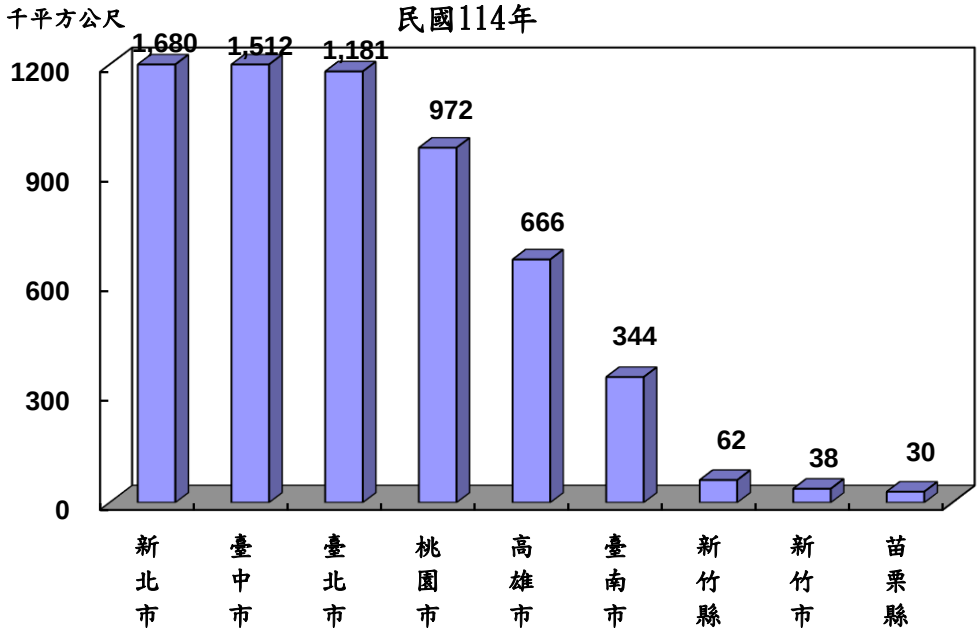
表 12 歷年建築物使用執照總樓地板面積按高度別

單位：千平方公尺

年別	7公尺以下	超過7公尺-15公尺以下	超過15公尺-30公尺以下	超過30公尺~45公尺以下	超過45公尺~60公尺以下	超過60公尺~75公尺以下	超過75公尺~90公尺以下	超過90公尺
110 年	1,711	7,382	6,000	3,110	5,862	1,369	1,721	868
111 年	1,787	6,799	6,138	4,004	6,454	1,341	1,278	912
112 年	1,923	6,408	6,267	4,886	6,667	1,779	2,755	1,271
113 年	2,489	6,532	6,450	4,613	8,152	1,717	1,943	1,995
114 年	2,009	5,812	6,734	4,909	8,581	1,315	2,870	2,123
較上年增減 (%)	-19.3	-11.0	4.4	6.4	5.3	-23.4	47.7	6.4

依建築技術規則第 227 條，16 層以上係高層建築物，114 年高層建築物總樓地板面積共 648 萬 6 千平方公尺，占全年總樓地板面積 3,435 萬 3 千平方公尺之 18.9%，較上年高層建築物 564 萬 2 千增加 15.0%。就縣市別而言，總樓地板面積以新北市 168 萬平方公尺(占 25.9%)最多，臺中市 151 萬 2 千平方公尺(占 23.3%)次之，臺北市 118 萬 1 千平方公尺(占 18.2%)再次之(詳圖 10 及附表 6-22、6-23)。

圖10 全國高層建築物總樓地板面積分布



十三、建築物拆除執照之核發情形

依據建築法第 78 條，建築物之拆除應先請領拆除執照，但建築物造價在一定金額或規模以下、因實施都市計畫或拓闢道路、傾頹或朽壞有危險之虞及違反本法或基於本法所發布之命令規定，經主管建築機關通知限期或強制拆除者，不在此限。(另經指定為古蹟之古建築物、遺址及其他文化遺跡，地方政府或其所有人應予管理維護，其修復應報經古蹟主管機關許可後，始得為之。)

114 年核發建築物拆除執照件數計 2,258 件，較上年減少 1.4%，總樓地板面積為 216 萬 3 千平方公尺，較上年增加 13.4%。

就縣市別而言，總樓地板面積以高雄市 34 萬 8 千平方公尺(占 16.1%)最多，臺北市 30 萬 9 千平方公尺(占 14.3%)次之，臺南市 24 萬 3 千平方公尺(占 11.2%)再次之。若與上年相較，增量最多之前三縣市分別為：高雄市 15 萬 7 千平方公尺(增幅為 82.0%)、桃園市 8 萬 7 千平方公尺(增幅為 65.7%)及雲林縣 3 萬 5 千平方公尺(增幅為 115.5%)；減量最多之前三縣市分別為：臺中市 7 萬 2 千平方公尺(減幅為-28.6%)、新北市 4 萬 2 千平方公尺(減幅為-15.3%)及基隆市 2 萬 3 千平方公尺(減幅為-54.9%) (詳表 13 及附表 6-13)。

表 13　各縣市核發建築物拆除照情形

單位：平方公尺；%

縣市別	114年		113年		較上年增減比較	
	總樓地板面積	百分比	總樓地板面積	百分比	總樓地板面積	百分比
總計	2,162,865	100	1,907,940	100	254,925	13.4
新北市	233,792	10.8	276,145	14.5	-42,353	-15.3
臺北市	309,270	14.3	330,339	17.3	-21,069	-6.4
桃園市	218,409	10.1	131,788	6.9	86,621	65.7
臺中市	179,132	8.3	251,057	13.2	-71,925	-28.6
臺南市	242,775	11.2	229,754	12.0	13,021	5.7
高雄市	347,976	16.1	191,162	10.0	156,814	82.0
臺灣省	625,751	28.9	495,977	26.0	129,774	26.2
宜蘭縣	32,702	1.5	19,879	1.0	12,823	64.5
新竹縣	47,514	2.2	65,567	3.4	-18,053	-27.5
苗栗縣	48,271	2.2	37,881	2.0	10,390	27.4
彰化縣	119,281	5.5	99,175	5.2	20,106	20.3
南投縣	46,428	2.1	31,111	1.6	15,317	49.2
雲林縣	65,569	3.0	30,433	1.6	35,136	115.5
嘉義縣	18,743	0.9	5,127	0.3	13,616	265.6
屏東縣	78,966	3.7	58,117	3.0	20,849	35.9
臺東縣	3,119	0.1	7,945	0.4	-4,826	-60.7
花蓮縣	35,378	1.6	10,982	0.6	24,396	222.1
澎湖縣	10,413	0.5	7,381	0.4	3,032	41.1
基隆市	18,590	0.9	41,219	2.2	-22,629	-54.9
新竹市	74,653	3.5	54,050	2.8	20,603	38.1
嘉義市	26,124	1.2	27,110	1.4	-986	-3.6
福建省	1,436	0.1	-	-	1,436	-
金門縣	1,436	0.1	-	-	1,436	-
連江縣	-	-	-	-	-	-
內政部指定特設主管建築機關	4,324	0.2	1,718	0.1	2,606	152
國家公園管理處	-	-	-	-	-	-
其他	4,324	0.2	1,718	0.1	2,606	152

Management of building construction

A. Architects

By the end of 2025, there were 4,450 architect firms, a decrease of 4.2% over the end of the previous year, and the number of architects in business was 4,630, a decrease of 5.3% over the end of the previous year, and the number of Class B architects (licensed according to Article 53 of the Architects Act) is 0. When compared in terms of each county (city), most of the architects are in the Six Special Municipalities. Among them, the number of architect offices in Taipei City is 1,213 (1,296 people), followed by 842 in Taichung City (855 people), 670 in New Taipei City (688 people), 424 in Kaohsiung City (442 people), 305 in Tainan City (318 people) and 294 in Taoyuan City (312 people). The number of architect firms and the number of architects in the above six special municipalities accounted for 84.2% and 84.5% of the country respectively. It shows that the metropolitan area is densely populated, with high requirements on the design and supervision of buildings, and the convenience of information and transportation, making the metropolitan area a place where architects are densely distributed.

B. Construction Industry management

According to the Construction Industry Act, construction is divided into comprehensive construction enterprises, specialized construction enterprises and civil engineering contractors. Comprehensive construction enterprises are categorized into three groups: A grade, B grade and C grade. By the end of 2025, the number of construction companies, exclusive of the companies without renewing certificates after Construction Industry Act closed and revoked, was 20,345. With the limitations in founding threshold and regulations in Construction Industry Act, there were 7,878 companies of C grade comprehensive construction enterprises (38.7%), 7,132 companies of civil engineering contractors (35.1%), 3,442 companies of A grade comprehensive construction enterprises (16.9%), 1,259 companies of B grade comprehensive construction enterprises (6.2%) and 634 companies of specialized construction enterprise (3.1%).When compared in terms of each county (city), most of the construction companies are in the Six Special Municipalities. Among them, there are 2,929companies (14.4%) in Taichung City, followed by 2,491 companies (12.2%) in Kaohsiung City, and 2,186 companies (10.7%) in New Taipei City.

In terms of total capital, the capital of the whole construction was 897.5 billion dollars: A grade comprehensive construction enterprises had 54.5% of the whole capital, specialized construction enterprises had 35.3%, followed by 6.3% of C grade and 2.6% of B grade. The total investment of civil engineering contractors constituted as few as only 1.3%.

In terms of construction companies' average capital, the average amount for each company was 44.11 million dollars by the end of year 2025. There thus has concluded a comparison results that in terms of geological location, mainly in Taipei City and Kaohsiung City, the average capital for each city reaches 203.82 million and 106.23 million dollars, followed by 38.22 million dollars in New Taipei City.

C. Safety inspection in lifting equipment of buildings

By the end of 2025, there were 12 institutions of safety inspection in lifting equipment of buildings, including 7 institutions in Taipei City, 2 in Taichung City and 2 in Kaohsiung City, 1 in Taoyuan City and 494 specialized companies which decreased 28.7% in comparison with 693 in previous year (2024). When compared in terms of each county (city), most of the specialized companies are in the six Special Municipalities. New Taipei City had the most specialized companies – 95(19.2%), followed by 79 companies in Taichung City (16.0%) and 59 companies in Taipei City (11.9%). There were 4,072 professional technicians which decreased 60.1% in comparison with 10,198 in 2024. When compared in terms of each county (city), most of the professional technicians are in the six Special Municipalities; 827 in New Taipei City (20.3%), 577 in Taichung City (14.2%), and 524 in Kaohsiung City (12.9%).

The number of the license for building lifting equipment Check in 2025 is 333,723. The cities and counties which had over ten thousand the licenses for building lifting equipment were: 53,883 in Taichung City (16.2%), 51,256 in New Taipei City (15.4%), 49,161 in Taoyuan City (14.7%), 47,289 in Kaohsiung City (14.2%), 41,156 in Taipei City (12.3%) , and 22,469 in Tainan City (6.7%) ; in addition, the six Special Municipalities had 79.5% of the license amount.

D. Safety inspection in mechanical recreation facilities

The recreation place will be deregulated if mechanical recreation facilities were removed completely. By the end of 2025, the number of recreation place was 27, which were 25 in business and 2 had been suspended by the enterprise, a decrease of 2 compared with the end of last year (2024).

The number of mechanical recreation facilities totaled up to 209, however, 195 were still running, 14 have been suspended, 195 in business have duly obtained building licenses. The facilities and equipments are maintained with records and processed with safety inspection periodically.

E. Safety inspectors of buildings

By the end of 2025, the number of safety inspectors of fire prevention facilities in buildings was 4,716, followed by 4,720 of equipment safety inspection staff. The architects of various expertises, above two categories, both at 2,837 respectively, ranking the first, followed by the civil professional engineers of various expertise amounted to 112 and 114 respectively, and then 81 and 82 electronic engineering technicians. When compared with that of previous year (2024), the number of safety inspectors in the fields of architecture, structural engineering, electrical engineering, mechanical engineering, and refrigeration and air conditioning decreased.

F. Building interior construction

There were 10,984 building interior construction companies by the end of 2024, an decrease of 35.2% compared with the end of the previous year, 5,690 construction factories (51.8%) and 5,152 design construction factories (46.9%). In terms of geographical locations, Taipei City had the most companies 2,591 (23.6%), followed by 2,489 in New Taipei City (22.7%) and 1,851 in Taichung City (16.9%). There were 22,730 construction specialists, a decrease of 32.3% compared with the end of the previous year, 11,824 of professional design construction specialists (52.0%) and 9,937 professional construction specialists (43.7%). In terms of country/city, New Taipei City had the most construction specialists at 4,716 (20.8%), followed by Taipei City at 4,058 (17.9%) and Taichung City at 3,592 (15.8%).

G. Parking spaces in the buildings

There were 6,913,877 parking spaces in the buildings by the end of 2025; 5,543 for large vehicles (0.1%), 5,228,821 for automobiles (75.6%), 1,679,513 for motorcycles (24.3%). In terms of geographical locations, Taipei City had the most parking spaces of 1,313,748 (19.0%), followed by New Taipei City, 1,027,050 (14.9%), and Taichung City, 959,767 (13.9%), Taoyuan City, 952,251(13.8%). The number of the above parking spaces in the urban development project areas was 6,384,526 (92.3%) and 529,351 (7.7%) parking spaces for in non-urban development project areas.

H. Statistics of Advertisement Management

The number of applying permission advertisement is 2,342 in 2025: 1,760 of Advertisement Signboards (75.2%) and 582 of Erection Advertisements (24.9%). In terms of the county/city, Taichung City had the most advertisement of 1,094 (46.7%), followed by 457 in Taipei City (19.5%) and 240 in New Taipei City (10.3%).

There were 6,557 of prosecution cases, in which 6,433 of removing and tearing (98.1%) is the highest, followed by 124 of fine (1.9%).

I. Management Companies in Apartment and Large Buildings

By the end of 2025, the latest statistics indicates that the number of management companies in apartment and large buildings is 500, in which New Taipei City has the highest number of 139 (27.8%), followed by 92 in Taichung City (18.4%) and 89 in Taipei City (17.8%).

It has been required that both the administration and technology management staff shall pass the qualification and certification before getting the employment for handling such affairs since the duly enactment of Condominium Management and Ordinance (CMO) Act. The latest statistics indicate the amount and growth rate of employees with certification were 4,873. Among them, management staff and technicians are 58.4% and 41.6%; the technician category is composed of disaster prevention and building facility maintenance in which the former amounted to 48.7% and the latter, 51.3% respectively.

J. Removal of Illegal Constructions

Buildings without legal permits (also called Illegal Construction) do not only damage the urban landscape beauty but also influence the sight of the city and endangered public security. According to Article 11-1 in Approaches of Illegal Constructions, the enforcement rules of the base date for separating the existing from the new illegal constructions must be enacted duly according to the regulations of relevant competent authorities.

By the end of 2025, the number of illegal construction was 702,367 whole countries. The new added unauthorized building was 37,270 and the removal of illegal construction was 21,891. The enforced supplementary application cases are 56.

In terms of the county/city, New Taipei City had the most number of illegal construction, 143,888 (20.5%), followed by Kaohsiung City, 119,505(17.0%) and Taichung City 107,498 (15.3%). The number of illegal construction in these three cities and counties occupied 53% throughout the country. City/county with the number of illegal construction below 1,000 contained Lienchiang County and Penghu County. In which, Penghu County had the smallest number of 238 cases.

K. Issue of Construction Licenses

17,919 Construction Licenses were issued in 2025 and compared with last year's figure, the number decreased 8.2%. The total floor area was 32,975,000 square meters, which decreased 17.5%.

In terms of county/city, Taichung City, which had 5,154,000 square meters (15.6%), had the most total floor area; followed by 5,092,000 square meters (15.4%) in Taoyuan City, and 4,054,000 square meters (12.3%) in Tainan City. In comparison with last year,

the total floor area increased the most in Hsinchu City by 93,000 square meters (21.1%), followed by 72,000 square meters (30.7%) in Chiayi City and then 52,000 square meters (21.1%) in Keelung City. The three biggest decrease of areas were 1,626,000 (-24.2%) in Taoyuan City, 1,556,000 (-23.2%) in Taichung City and 1,223,000 (-38.7%) in Taipei County.

In terms of the usages, Housing （including farmhouse）had 17,934,000 square meters (54.4%), Industry and Warehousing had 5,767,000 square meters (17.5%) and Business and Service had3,638,000 square meters (11.0%).

In terms of the structures, 23,533,000 square meters were concrete construction, including steel concrete construction (71.4%), 7,157,000 square meters were steel construction (21.7%) and 1,983,000 square meters were steel reinforce concrete construction (6.0%).

L. Issue of Usage Licenses

17,875 usage Licenses were issued in 2025, which decreased 7.2% compared with last year's figure; the total floor area was 34,353,000 square meters (increased 1.4%).

In terms of county/city, Taichung City had the most construction area: 6,075,000 square meters (17.7%), followed by 5,361,000 square meters in Taoyuan City (15.6%) and 4,015,000 square meters in New Taipei City (11.7%). In comparison with last year, the three biggest increases of areas and their increase ratios were: 966,000 (18.9%) in Taichung City and 830,000 (27.7%) in Tainan City and 641,000 square meters (19.0%) in Kaohsiung City. The three biggest decreases of areas and their decrease ratios were: 818,000 (-63.7%) in Chiayi County and 494,000 (-19.2%) in Taipei City and 235,000 square meters (-4.2%) in Taoyuan City.

In terms of the usages, Housing （including farmhouse）had 19,468,000 square meters (56.7%), Industry and Warehousing had 6,600,000 square meters (19.2%), Business and Service had 2,900,000 square meters (8.4%).

In terms of the structures, 25,130,000 square meters were concrete construction, including steel concrete construction (73.2%), 7,135,000 square meters were steel construction (20.8%) and 1,848,000 square meters were steel reinforce concrete construction (5.4%).

In terms of the height, for compared with last years' figures. For the increasing the floor area for the building between 45-60 meters increased 47.7%, followed by the increasing of 6.4% for the building between 45-60 meters, the building over 90 meters and 5.3% for the building between 45-60 meters. For the decreasing the floor area for the

building over the buildings over between 60-75 meters decreased 23.4%, followed by the decreasing of 19.3% under 7 meters and 11.0% building between 7-15 meters.

According to Article 227 of the Building Technical Regulations, for high-rise buildings with 16 stories or more, the total floor area of high-rise buildings was 6,486,000 square meters in 2025 and was about 18.9% of 34,353,000 square meters for the whole year, compared of last year's figures (5,642,000 square meters) increased by 15.0%. In terms of county/city, New Taipei City has the largest floor area of 1,680,000 square meters (25.9%), followed by Taichung City of 1,512,000 square meters (23.3%), Taipei City of 1,181,000 square meters (18.2%).

M. Issue of Demolition Licenses

According to Article 78 of the Construction Law, the demolition of a building must first obtain a demolition license, but the cost of the building is less than a certain amount or scale, there is a danger of collapse or decay due to the implementation of urban planning or road expansion, and violation of this The law or the order issued based on this law stipulates that there is a deadline or compulsory demolition notified by the competent construction authority. (In addition, the local government or their owners shall manage and maintain the ancient buildings, ruins and other cultural relics designated as historical sites in accordance with Article 83 of the Construction Law, and their repairs shall be reported to the competent authority of historical sites before they can be repaired.)

2,258 Demolition Licenses were issued in 2025 and compared with last year’s figure, the number decreased 1.4%. The total floor area was 2,163,000 square meters, which increased 13.4%.

In terms of county/city, Kaohsiung City, which had 348,000 square meters (16.1%), had the most total floor area, followed by 309,000 square meters (14.3%) in Taipei City, and 243,000 square meters (16.1%) in Tainan City. In comparison with last year, the total floor area increased the most in Kaohsiung City by 157,000 square meters (82.0%), followed by 87,000 square meters (65.7%) in Taoyuan City and then 35,000 square meters (115.5%) in Yunlin County. The three biggest decrease of areas were 72,000 (-28.6%) in Taichung City, 42,000 (-15.3%) in New Taipei City and 23,000 (-54.9%) in Keelung City.