

Study of Feasibility Analysis of Taiwan’s “Program to Promote Private Participation in Long-Term Care Facility Construction and Operation Projects”

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Abstract

This study employed an in-depth interview and document analysis, assisted by Taiwan Consulting, Ltd. . Results revealed that community and innovative services were major contributors to market feasibility. The factors revealed to influence private investments included initial investment, premiums and land rent, and labor required for care services. To achieve technical feasibility, increases in costs and raw material prices should be incorporated in project budgeting. Furthermore, the legitimacy of conflicts against the Long-Term Care Services Act is essential. To accomplish land feasibility, distinguishing differences between the right of land use and ownership and those between building coverage ratio and building bulk are necessary. The key to financial feasibility lies in hypotheses about fundamental parameters and labor cost calculations. In conclusion, this study recommends building care models, adopting intelligent technologies, understanding land-use norms, making estimates on labor

cost budgeting, building risk-management mechanisms, developing flexible charging mechanisms, and setting up training mechanisms.

Keywords: Long-Term Care, Act for Promotion of Private Participation in Infrastructure Projects, Feasibility Assessment