The selection factors of reused old house in Tainan historical districts: A case study of Commercial use of the old houses

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\textbf{Abstract}—The atmosphere of reused old house in Tainan began to flourish since 2008. The numbers of old house reused are rising continuously in Tainan till now and the ways of operation are variety, most of them were used as a business place, like coffee shop, restaurant, handmade work shop and studio. This research is to discuss what factors prompted these proprietors want to choose the old house to reuse. Even though the researches past deeply know the situation of the subjects with the method of Qualitative Research but couldn't understand the phenomenon of whole Tainan historical districts because they all focus on the specific areas or streets before. Therefore the study will discuss the selection factors of reused old house in Tainan historical districts by hedonic price model, two research objectives are as follows:
(A)By comparison of economic viewpoints and general site selection factors, whether the situation of the selection factors of reused old house in Tainan historical districts is a special case?
(B)According to the implying meaning of rent by Hedonic Price method, the study will try to analysis which factors the would proprietors consider for the old house reused.

\textbf{Keywords}—reused old houses, selection factor, Tainan historical districts, hedonic price model.

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