附表1

交通部 113 年度招商大會參展機關提報案件(亮點商案)

案名:臺中市復興路土地開發案

Investment Projects of Taiwan Railway Corporation, Ltd.'s Asset Revitalization—Lot Fuxing Rd.

Taichung City

項目 Item	內容 Contents
1.計畫內容概述 Project Overview 2.公共建設類別	1. 區位範圍:距臺鐵臺中車站 200 公尺,轉運中心、捷運藍線、機場捷運陸續建設,交通條件佳。 Location:The site is 200 meters from Taichung Railway Station, with a transit center, the MRT Blue Line, and the airport rail line under construction, the transportation conditions are favorable. 2. 基地面積:全區約 1,521.05 平方公尺。 Site Area:approximately 1,521.05 ㎡ 3. 土地使用分區及限制 Land Use Zoning and limitations: (1) 第二種住宅區 Land Use Zoning:The second residential zone (2) 除不得為工業、大型商場(店)及飲食店之使用外,餘依都市計畫法臺中市施行自治條例住宅區相關規定管制。 Except for the use by industries, large shopping malls (stores) and restaurants, the remaining uses shall be regulated according to the Urban Planning Act and the Enforcement Autonomous Act of Taipei City.
Project Sector 3.辨理方式 Models of Private	都市更新、合建開發、設定地上權 Urban renewal, Joint construction, or Establishment of Superficies
Participation 4. 主辦機關	國營臺灣鐵路股份有限公司
Authority-in-Charge	State-owned Taiwan Railway Corporation, Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 <u>3</u> 億元 Approx. NTD <u>300</u> million

項目 Item	內容 Contents
6.預計民間投資金額(億元)	預估新臺幣 3 億 元
Estimated Investment	Approx. NTD 300 million
Amount (NTD)	
7.政府辦理項目	經公開評選委託實施者
The Handing Matters of	Public Criticism Of The Election For The Practical Application Of The
Government	Actual.
8.民間可參與範圍	住商大樓
Scope of Private	Residential And Commercial Buildings.
Participation	
_	
9.民間投資可回收來源	複合式產品之銷售或營運績效
Primary Sources of Revenue	The operation performance or sales of mixed-use products.
10.租金、權利金等費用項	
10.独立、推竹立于貝川內	視個案評估 Evaluated by annual
Rentals, Patent Royalties	Evaluated by case
and Other Expenses	
and outer Empones	
11.計畫許可年期	視個案評估
Concession Period	Evaluated by case
12.計畫依據或其它涉及法	都市更新條例、國營臺灣鐵路股份有限公司辦理合建開發作業要
規	點、國營臺灣鐵路股份有限公司土地設定地上權作業要點
Related Laws and	Urban Renewal Act
Regulations	The Operation Directions for Joint Construction Development by
-	Taiwan Railway Corporation
	The Operation Directions for Establishing of Superficies on Land by
	Taiwan Railway Corporation.
13.目前辦理/規劃階段	規劃招商準備階段
Current Status	Planning stage for investment promotion
Current Status	

項目 Item	內容 Contents
14.規劃辦理期程	預計 113 年底前辦理公告招商
Schedule	Expected to announce the investment project before the end of 2024.
15.是否禁止或限制外商申請 Applicability of Foreign Investment 16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment 17.是否適用相關稅獎勵及	未禁止或限制(但須符合相關法令規定) Not prohibited or restricted (Must comply with relevant regulations). 未禁止或限制(但須符合相關法令規定) Not prohibited or restricted (Must comply with relevant regulations).
法令依據 Tax Preferences and Legal basis	視個案評估 Evaluated By case
18.相關圖片	區位圖 Location Map
Related Pictures (Such as Location Maps, Planning Diagrams)	A CONTROL OF THE PARTY OF THE P
19.其他補充資料 Other Supplementary Information	無 None

項目 Item	內容 Contents
20.預期效益	1. 引入民間資金及企業經營模式。
Expected Benefits	Introduce private capital and corporate operating models.
	2. 活化舊都市區土地,提供臺中市民良好居住環境。
	Revitalize land in urban areas to provide a better living environment
	for Taichung citizens.
	3. 透過本案挹注臺鐵公司收益。
	Contribute to the revenue of State-owned Taiwan Railway
	Corporation, Ltd.
21.主辦機關聯絡窗口	單位名稱:國營臺灣鐵路股份有限公司
Contact Method	Authority: State-owned Taiwan Railway Corporation, Ltd.
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