

交通部 113 年度招商大會參展機關提報案件(亮點商案)

附表 1

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	<p>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.</p> <p>2. 基地面積：全區約 1,521.05 平方公尺。 Site Area：approximately 1,521.05 m²</p> <p>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.</p>
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	都市更新、合建開發、設定地上權 Urban renewal, Joint construction, or Establishment of Superficies
4.主辦機關 Authority-in-Charge	國營臺灣鐵路股份有限公司 State-owned Taiwan Railway Corporation, Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 3 億元 Approx. NTD 300 million

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 <u>3 億元</u> Approx. NTD <u>300</u> million
7.政府辦理項目 The Handing Matters of Government	經公開評選委託實施者 Public Criticism Of The Election For The Practical Application Of The Actual.
8.民間可參與範圍 Scope of Private Participation	住商大樓 Residential And Commercial Buildings.
9.民間投資可回收來源 Primary Sources of Revenue	複合式產品之銷售或營運績效 The operation performance or sales of mixed-use products.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	視個案評估 Evaluated by case
11.計畫許可年期 Concession Period	視個案評估 Evaluated by case
12.計畫依據或其它涉及法規 Related Laws and Regulations	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點、國營臺灣鐵路股份有限公司土地設定地上權作業要點 Urban Renewal Act 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 Current Status	規劃招商準備階段 Planning stage for investment promotion

項目 Item	內容 Contents
20.預期效益 Expected Benefits	<ol style="list-style-type: none"> 1. 引入民間資金及企業經營模式。 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 Contact Method	<p>單位名稱：國營臺灣鐵路股份有限公司 Authority：State-owned Taiwan Railway Corporation, Ltd.</p> <p>聯絡人：助理工程師 <u>張紘婕</u> Contact Person：Assistant engineer Zhang, Yun-Jie</p> <p>電話：02-23815226- 3660 Tel：886-2-23815226 ext. 3660</p> <p>傳真：02-23314805 Fax：886-2-23314805</p> <p>電子信箱：<u>0100011@railway.gov.tw</u> E-mail：<u>0100011@railway.gov.tw</u></p>