

交通部 114 年度招商大會參展機關提報案件(民參案件/亮點案件)

附表 1

案名：臺中火車站周邊地區（臺中市東區練武段 991 號等 7 筆地號）都市更新事業」都市更新實施者案(原國光客運都更案) Urban Regeneration Project of Taichung Train Station Surrounding Area (7 plots of land including No. 991, Lianwu Section, East District, Taichung City) (Former Kuo-Kuang Bus Urban Renewal Case)

項目	內容
1.計畫內容概述 Project Overview	1.區位範圍：臺中市東區練武段 991、991-5、991-7、991-8、991-9、991-14、991-15，共 7 筆土地。 Taichung City Lianwu Lot, Land serial no.991、991-5、991-7、991-8、991-9、991-14、991-15。 2.基地面積：約 0.64 公頃。 Base area: about 0.64 ha 3.土地使用分區及限制：(細)車站專用區 2；建蔽率 70%、容積率 530%。 Land zoning and limitations: Station special district 2.; building coverage ratio=70%、floor area ratio=530%
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	都市更新設定地上權 Urban Renewal Establishment of Superficies
4.主辦機關 Authority-in-Charge	國營臺灣鐵路股份有限公司 Taiwan Railways Corporation,Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估約新臺幣 72.52 億元 Approx. NTD 72.52 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估約新臺幣 72.52 億元 Approx. NTD 72.52 billion
7.政府辦理項目 The Handing Matters of Government	經公開評選委託都市更新事業機構為實施者實施 Public Criticism Of The Election Of The Urban Renewal Business Structure For The Practical Application Of The Actual.
8.民間可參與範圍 Scope of Private Participation	旅館及住商大樓與公益設施 Hotels And Residential And Commercial Buildings And Construction Of Public Facilities.

9.民間投資可回收來源 Primary Sources of Revenue	複合式產品之銷售與營運績效 The Operation Performance Or To Sell Of Complex Products.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	視都市更新開發方式而定 Depends on the development of urban regeneration
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	都市更新條例第 12 條 Article 12, Urban Renewal Act
13.目前辦理/規劃階段 Current Status	先期規劃階段 Preliminary planning
14.規劃辦理期程 Schedule	預計民國 115 年 6 月辦理公告招商 The invitation to tender is expected Expected to be processed in June 2026
15.是否禁止或限制外商申請 Applicability of Foreign Investment	未禁止或限制（但須符合相關法令規定） Not forbidden or limited while has to be in accordance with related regulations
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	是 Investors from Mainland China are currently NOT allowed.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	否 No
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	

19.其他補充資料 Other Supplementary Information	招商訊息將公告於本公司網站最新消息 Announcement will be posted on TRA official website (https://reurl.cc/rxykrO)
20.預期效益 Expected Benefits	促進周邊經濟整體發展、增加就業人口、提供多樣化商業服務設施 Promote economic development of the surrounding area; Enhance the employment; Provide diverse business service facilities
21.主辦機關聯絡窗口 Contact Method	單位名稱：國營臺灣鐵路股份有限公司 資產開發處 Authority: Asset Development Center, Taiwan Railways Corporation,Ltd. 聯絡人：徐妤榛 Contact Person： HSU,YU-CHEN 電話：02- 23815226#9600 Tel：+886-2-23815226#9600 傳真：02- 23314805 Fax：+886-2- 23314805 電子信箱: 0008631@railway.gov.tw Email：0008631@railway.gov.tw