

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：臺北市臺北車站大樓 G+2、G+1、U-1 層增建、改建、修建及營運移轉案

Taipei Main Station Building G+2, G+1 and U-1 Floors Rehabilitate - Operate - Transfer(ROT) Project in Taipei City.

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1.區位範圍：位於臺北車站大樓 2.基地面積：72,393m² 3.土地使用分區及限制： (1)本案土地使用分區：交通用地(交 1) (2)容積率及建蔽率：不予規定 4.委託經營標的：G+2、G+1、U-1 層 5.委託營運樓地板面積：14,297.16 m² 6.公共建設事業：商業空間 7.附屬事業：無 1. Location : Located in Taipei Main Station Building 2. Site Area : Whole area approximately 72,393m² 3. Land Use Zoning and limitations : (1) Land Use Zoning : Zone 1 Land for Transportation Use (2) The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) : Not Specified 4. Consigned Property : G+2, G+1 and U-1 Floors 5. Total Floor Area : 14,297.16 m² 6. Infrastructure projects : Retail Department Stores 7. Ancillary businesses : None
2.公共建設類別 Project Sector	交通建設及共同管道 Transportation Facilities and Common Conduits
3.辦理方式 Models of Private Participation	增建、改建及修建-營運-移轉 Rehabilitate-Operate-Transfer, ROT
4.主辦機關 Authority-in-Charge	交通部 Ministry of Transportation and Communications

項目 Item	內容 Contents
5.案件規模(億元) Total Amount of Project (NTD)	7.6 億元 Estimated of NTD 761 Million
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	7.6 億元 Estimated of NTD 761 Million
7.政府辦理項目 The Handing Matters of Government	營運資產使用權之點交 Hand over the assets Operating Right to use
8.民間可參與範圍 Scope of Private Participation	商業設施 Commercial Facilities
9.民間投資可回收來源 Primary Sources of Revenue	商業空間租金收入 Rent revenue from retail department stores
10.租金、權利金等費用項 目 Rentals, Patent Royalties and Other Expenses	土地租金、開發權利金及營運權利金 Land Rent, Development Royalties and Operating Royalties
11.計畫許可年期 Concession Period	15 年 15 years
12.計畫依據或其它涉及法 規 Related Laws and Regulations	促進民間參與公共建設法 Act for Promotion of Private Participation in Infrastructure Projects
13.目前辦理/規劃階段 Current Status	撰擬招商文件草案 Drafting an investment solicitation document

項目 Item	內容 Contents
14.規劃辦理期程 Schedule	114 年第 4 季公告招商 To be announced for investment solicitation in Q4 2025
15.是否禁止或限制外商申請 Applicability of Foreign Investment	否 No
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	是 Yes
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法 Regulations for Favorable Rentals for Private Participation in Public Land Leasing and in the Creation of Superficies in Infrastructure Projects

項目 Item	內容 Contents
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	
19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	增進設施服務機能 創造地方就業機會 樽節臺鐵公司支出 Enhance facility service functions Create local employment opportunities Reduce Taiwan Railway Corporation's expenditures
21.主辦機關聯絡窗口 Contact Method	姓名：蘇雯琪 聯絡方式：(02)23815226 #3219

項目 Item	内容 Contents
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