

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：一德新村都市更新招商計畫案

Urban Renewal Investment Plan of Yide Villages

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1.區位範圍：基隆市七堵區明德一路 269 巷土地及建物。 Location: Yide Villages, Lane 269, Mingde 1st Road, Qi-Du District, Keelung City. 2.基地面積： 11,180 平方公尺。 Base area: 11,180 square meter. 3.土地使用分區及限制：住宅用地，建蔽率 60%、容積率 200%；商業用地，建蔽率 70%、容積率 280%。 Land zoning and limitations: Residential land Zone, building coverage ratio=60%、floor area ratio=200%；Commercial land Zone, building coverage ratio=70%、floor area ratio=280%.
2.公共建設類別 Project Sector	無 None
3.辦理方式 Models of Private Participation	由公營事業提供土地予民間自行投資興建 Private investment to build on Public enterprise of land
4.主辦機關 Authority-in-Charge	臺灣港務股份有限公司基隆分公司 Port of Keelung, Taiwan International Ports Corp., Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 41.24 億元 Approx. NTD 4.124 billion
6.預計民間投資金額(億元) (NTD)	預估新臺幣 41.24 億元 Approx. NTD 4.124 billion
7.政府辦理項目 The Handing Matters of Government	土地交付 Transfer of land use right.
8.民間可參與範圍 Scope of Private Participation	土地開發 Land development.
9.民間投資可回收來源 Primary Sources of Revenue	民間自行規劃 Private planning

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10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金與權利金 Rent of soil and royalty
11.計畫許可年期 Concession Period	視個案評估 Evacuation by case
12.計畫依據或其它涉及法規 Related Laws and Regulations	都市更新條例及相關法令 Urban Renewal Act and related regulations
13.目前辦理/規劃階段 Current Status	招商準備階段 Enterprises recruitment phase
14.規劃辦理期程 Schedule	113 年第 2 季公開招商 Public investment in the second quarter of 2024.
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	無 None

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<p>18.相關圖片</p> <p>Related Pictures (Such as Location Maps, Planning Diagrams)</p>	 <p>The top map shows the location of the project site (基地位置) in the Keelung area. It highlights major transportation routes including Highway 62, Highway 1, and Highway 3. Key locations marked include Keelung Station (八堵車站), Keelung Station (七堵車站), and Keelung Station (百福車站). Other landmarks include the Keelung River (基隆河), Keelung University (基隆高中), and various industrial and residential zones like the Keelung Industrial Zone (連柏宅工業區) and Keelung Technology Park (六堵科技園區). An inset map shows the project's location within the broader Keelung City area.</p>  <p>The bottom map is a detailed site plan showing land parcels with their respective addresses. Two specific areas are highlighted with red dashed lines and labeled as '北基地' (North Site) and '南基地' (South Site). The North Site (北基地) is designated for commercial use (商三) and covers 1,899 m². The South Site (南基地) is designated for residential use (住三) and covers 9,281 m². The plan also shows surrounding streets and other parcels.</p>
<p>19.其他補充資料</p> <p>Other Supplementary Information</p>	<p>招商訊息將公告於臺灣港務股份有限公司網站最新消息 Announcement will be posted on TIPC's official website (http://www.twport.com.tw/)</p>
<p>20.預期效益</p> <p>Expected Benefits</p>	<p>帶動周邊地區發展及提高就業率 Stimulate the development of the station peripheral area and increase employment rate.</p>
<p>21.主辦機關聯絡窗口</p> <p>Contact Method</p>	<p>單位名稱：臺灣港務股份有限公司基隆港務分公司 Authority：Port Business Division, Port of Keelung, Taiwan International Ports Corporations, Ltd. 聯絡人：高級管理師 林建中 Contact Person：Senior Administrator, Lin Chien-Chung</p>

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