

交通部 112 年度招商大會參展機關提報案件(亮點商案)

案名：安東街土地開發案

Land Development of Andong St.

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：位於臺北市中山區懷生國民小學北側與八德路二段之間之 L 型土地。 Location：The land between northern of Taipei Municipal Huai Sheng Elementary School and Section 2, Bade Road in Taipei</p> <p>2. 基地面積：全區約 12,014.01 平方公尺。 Site Area：Whole area approximately 12,014.01 m²</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 第二種商業區及第三種住宅區 Land Use Zoning：The second commercial zone & the third residential zone (2) 容積率及建蔽率及容許使用項目依照臺北市土地使用分區管制自治條例進行規範。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are executed in accordance with Autonomy Ordinance on Zoning of Taipei City</p> <p>4. 預計開發事業：旅館及住宅大樓。 Development projects：Hotel & Residential Buildings</p>
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	設定地上權或合建開發 Establishment of Superficies or Joint construction and development
4.主辦機關 Authority-in-Charge	交通部臺灣鐵路管理局 Taiwan Railways Administration, MOTC
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 62.3 億元 Approx. NTD 6.23 billion

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 62.3 億元 Approx. NTD 6.23 billion
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	旅館及住宅社區 Hotel and Residential Buildings
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、都市更新權利變換實施辦法、都市更新建築容積獎勵辦法 Urban Renewal Act、The Regulations of Right Transfer of Urban Renewal、Regulations of Bulk Reward for Urban Renewal
13.目前辦理/規劃階段 Current Status	可行性評估階段 Feasibility stage
14.規劃辦理期程 Schedule	預計 113 年底前辦理公告招商 The invitation to tender is expected to handle before the end of 2024.

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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	視個案評估 Evaluated By case
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<p style="text-align: center;">區位圖 Location Map</p> 
19.其他補充資料 Other Supplementary Information	無 None

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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。 To introduce the private investment and the management methods of enterprises. 2. 提供台北市民優質的旅宿及居住環境。 To provide a better hotel and residential community for the residents of Taipei City. 3. 透過本案挹注臺鐵局收益。 Bringing the income through this project.
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：交通部臺灣鐵路管理局 Authority：Taiwan Railway Administration, Ministry of Transportation and Communications.</p> <p>聯絡人：職務代理人 歐陽式恭 Contact Person：Deputy, O Young Shih-Kung</p> <p>電話：02-23815226-3696 Tel：886-2-23815226 ext.3696</p> <p>傳真：02-23314805 Fax：886-2-23314805</p> <p>電子信箱：7034803@railway.gov.tw E-mail：7034803@railway.gov.tw</p>