


交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：臺中市北區水源段土地開發案

Private Participation Land Development of Taichung City North District Shuiyuan Section

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1.區位範圍：臺中市北區水源段 92-5、92-93、92-99、92-101、地號等 4 筆。 Location: Land number 92-5, 92-93, 92-99, 92-101, Shuiyuan Section, North District, Taichung City.</p> <p>2.基地面積：約 5,335.00 平方公尺。 Base area: about 5,335.00 m²</p> <p>3.土地使用分區及限制： 第二種住宅區；建蔽率 60%、容積率 220%。 第三種住宅區；建蔽率 55%、容積率 280%。 Land zoning and limitations: The second type of residential area; building coverage ratio=60%、floor area ratio=220% The third type of residential area=55%、floor area ratio=280%</p>
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	都市更新權利變換 Right Transfer of Urban Renewal
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 34 億元 Approx. NTD 3.4 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 19 億元 Approx. NTD 1.9 billion

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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	住商大樓與公益設施 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	權利金：評估中 Royalties: Under evaluation
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	協助劃定更新地區、招商準備階段 Assist demarcation urban renewal area、Preparation of Invitation to Tender
14.規劃辦理期程 Schedule	預計 114 年底前辦理公告招商 The invitation to tender is expected to handle before the end of 2025.
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.

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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	土地增值稅、地價稅/都市更新條例 Land Value Increment Tax、Land Value Tax/ Urban Renewal Act
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	
19.其他補充資料 Other Supplementary Information	無 N/A
20.預期效益 Expected Benefits	<p>透過整體開發規劃，期望整合政府政策及民間資源，進行實質環境改善之外，且能達到復甦都市機能、提昇土地效用，增進公共利益之目標。</p> <p>Through comprehensive development and planning, hoping to integrate government policy and private resources in order to achieve goals such as improving physical environment, reviving urban functions, enhancing land use efficiency and increase public benefits.</p>
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 資產開發中心 Authority: Asset Development Center, Taiwan Railways Administration, MOTC</p> <p>聯絡人：專員 徐好榛 Contact Person：Executive Officer, Hsu Yu-Chen</p> <p>電話：02- 23815226#9600</p>

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