

# 城市點粧

## Urban Regeneration

# 都市再生

Prospectus  
2010.06.08

## 城市點粧 · 都市再生

### URBAN REGENERATION

Taiwan. R. O. C.





城市點粧

都市再生

招商文宣

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# 壹、前言

**行政院**自2006年起核定「加速推動都市更新方案」，並於2009年2月核定「愛臺十二建設都市更新推動計畫」，其計畫目標包括優先推動以政府為主之都市更新案招商、設置單一窗口協助民間排除投資障礙、補助辦理關聯性公共工程關建及地上物清理等作業，以健全都市機能，提升都市競爭力，帶動整體經濟成長，作為落實振興經濟方案之重要措施。

內政部營建署已選定具投資商機之優先推動地區辦理招商，作為全國都市更新案件推動範例，結合民間力量，進而加速各地都市更新示範地區之投資開發。

## 一、政府推動都市更新之預期目標

都市更新計畫乃為國家重大經濟建設計畫之一，政府為落實都市更新政策，投入大量資源及優惠措施，期以達成下列目標：

### (一) 落實都市更新，達到都市永續發展之目標

政府期望藉由重建及改建都市內原本低度利用及頹廢之空間，改善公共設施機能，賦予都市全新的生命與活力，達到都市永續發展之目的。

### (二) 改善都市環境，提升居民生活品質

依行政院主計處89年「戶口及住宅普查」調查，40年以上屋齡住宅則高達84萬1,917戶，顯示部份區域急需提升其居住環境並加速其設備之現代化，因此，期望藉由都市更新手段，改善及提升都市居民之生活環境品質。

### (三) 積極處理閒置或低度使用之公有房地，以發揮公有資產之最大利用度

為提升公有資產利用率，創造最大使用效益，內政部營建署乃協調相關政府機關釋放大面積、具市場投資效益且目前屬閒置及低度利用之公有土地，透過都市更新手段，促進土地資源之有效使用。

### (四) 刺激營建相關產業發展，帶動整體經濟成長

有鑑於世界先進國家皆透過都市更新政策，強化城市競爭力及吸引力，帶動經濟成長。政府希望透過釋出政策利多及優惠措施，引導民間投資挹注都市更新開發市場，帶動營建關聯產業發展，刺激經濟成長。

## 二、「優先推動都市更新地區」預計招商個案簡介

案名	地點	面積 (公頃) 招商部分	投資金額 預估 (億元)	推動 模式	預計 正式公告 招商時間
基隆火車站暨西二西三碼頭	基隆火車站暨西二西三碼頭	7.03	109	B	2010/06
台鐵高雄港站	鄰近台鐵高雄港站 (公園路、鼓山一路)	1.82	60	B	2010/08
新竹火車站後站地區都市更新計畫	新竹火車站後站、鄰南大路	5.73	160	A2	2011/08
台北市南港調車場更新開發計畫	台北市南港區	5.09	160	A1	2011/06

註：正式公告招商時間係以政府採購公報登載為準。



## 貳、外國人投資台灣概要

目前台灣對外國人投資無特殊限制，只需於投資前先經過經濟部投資審議委員會的投資審查核准，並依台灣公司法在台成立公司即可。

- 經濟部投資審議委員會網站  
<http://www.moeaic.gov.tw>

### 一、法令

外國人投資台灣主要依據「外國人投資條例」規定辦理。台灣對外資之參與，採開放態度；依據經濟部投資業務處的資料顯示，目前外國人來台投資項目開放程度已達95%以上，僅下列事業禁止外國人投資：

- (一) 對國家安全、公共秩序、善良風俗或國民健康有不利影響之事業
- (二) 法律禁止投資之事業

項目	規定	備註
投資案件	需經經濟部投資審議委員會核准。	<b>投資審查期限</b> <ul style="list-style-type: none"> <li>■ 投資金額未逾新臺幣五億元且非屬負面表列項目者：               <ul style="list-style-type: none"> <li>— 約2-4日。</li> </ul> </li> <li>■ 投資金額逾新臺幣五億元、未逾新臺幣十億元且非屬負面表列項目者：               <ul style="list-style-type: none"> <li>— 約3-5日。</li> </ul> </li> <li>■ 投資金額逾新臺幣十億元且屬負面表列項目者：               <ul style="list-style-type: none"> <li>— 約14-30日。</li> </ul> </li> </ul>
投資項目	採負面表列。	限制項目詳「僑外投資負面表列—禁止及限制僑外人投資業別項目」
持股比例	無特別限制。	
土地取得	大部分可以設定地上權或取得所有權方式辦理。	
租稅優惠	適用促進參法租稅優惠、股利扣繳優惠及遺產稅減免(限華僑)。	依據「外國人投資條例」及「華僑回國投資條例」辦理。

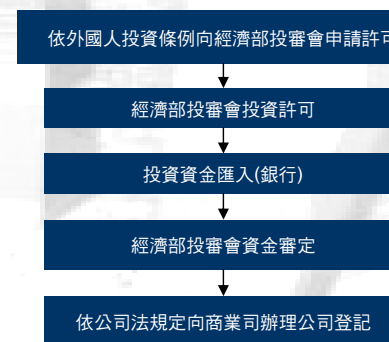
### 二、參與投資程序

依據各案件的招商文件規定不同，外國人需籌組案件專案公司，或依據公司法在台設立公司，以參與投資都市更新；但無論是何種情況，外國投資人均先依據公司法在台成立公司後，才能參與案件的投標。

- (一) 以籌組專案公司方式參與
- (二) 以在台設立公司參與投資



### (三) 外資來台投資成立公司之作業流程



註：本作業流程為簡要示意圖，完整程序仍應依外國人投資條例及其他相關規定辦理。



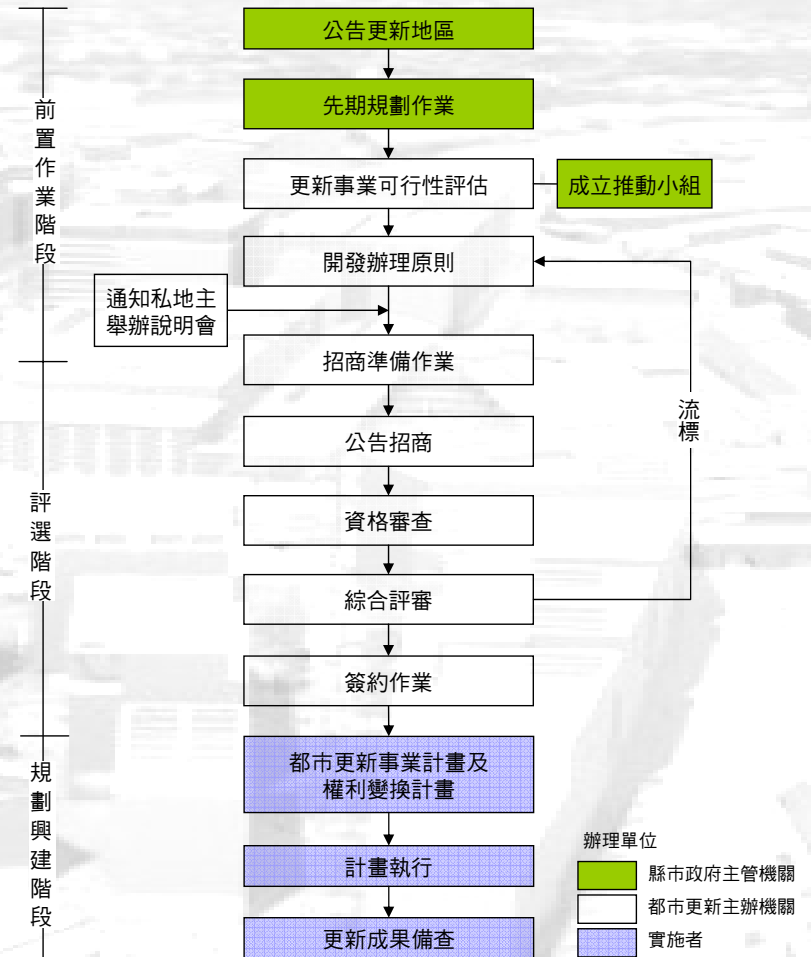
## 一、都市更新事業之參與方式簡介

政府為主都市更新案件，係依據個案特性，例如土地權屬及地上物狀況、市場需求及潛力，訂立不同之更新推動方式，期以更具開發彈性及更符合民間企業需求之模式，吸引民間投資人參與都市更新事業之投資營運。各類型推動模式說明如下：

### (一) A. 權利變換

#### A1. 權利變換 (地上物單純)

- 參與模式：以權利變換方式實施都市更新事業，適用於地上物產權較為單純、拆遷容易，可由實施者自行處理之案件。實施程序除免取得第22條同意比例外，其他程序同民間申請實施更新事業計畫。
- 政府辦理事項：於公告招商前完成先期規劃及更新地區之劃定，並訂定開發辦理原則以及辦理私地主說明會等作業。
- 民間企業辦理事項：民間企業擬具都市更新事業計畫建議書及相關文件向主辦機關提出申請，經評選為實施者後，需依規定擬定都市更新事業計畫及權利變換計畫，經主管機關核定發佈實施後，執行都市更新事業至完成。



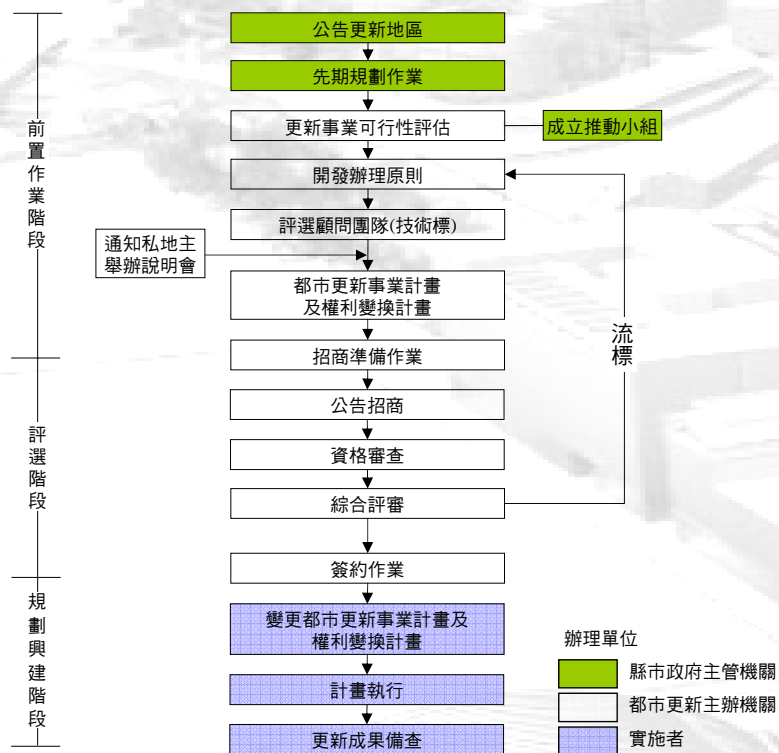
【開發流程圖-A1權利變換 (地上物單純)】



# 參、都市更新事業之參與方式及投資誘因

## A2. 權利變換 (地上物複雜)

- 參與模式：以二階段權利變換方式實施都市更新事業，適用於地上物產權較為複雜、拆遷困難案件，第一階段由主辦機關擔任實施者擬定事業及權利變換計畫，先行整合私有土地及合法建築物所有權人，確立其拆遷安置方式後再行招商。
- 政府辦理事項：除於公告招商前完成先期規劃作業、更新地區之劃定及訂定開發辦理原則等作業外，另需擔任實施者擬定事業及權利變換計畫，並可徵求顧問團隊協助研擬計畫、辦理審議及後續招商程序等。
- 民間企業辦理事項：民間企業擬具都市更新事業計畫建議書向主辦機關提出申請，經評選為實施者後，需舉辦私地主說明會，後續仍可辦理都市更新事業計畫及權利變換計畫的變更作業，以符合民間企業之開發需求。



【開發流程圖-A2權利變換(地上物複雜)】

## (二) B. 設定地上權

- 參與模式：適用於具有特殊公共性、都市機能強之更新案，且產權皆為公有土地。以設定地上權予民間企業之方式，使其參與都市更新，後續並可由民間企業負責單元內相關設施之營運。
- 政府辦理事項：於公告招商前完成先期規劃、更新地區劃定及訂定開發辦理原則等作業。
- 民間企業辦理事項：民間企業擬具都市更新事業計畫建議書及相關資料向主辦機關提出申請，並經評選為實施者後，依規定擬定都市更新事業計畫送主管機關審議，經核定發佈實施後，取得地上權投資開發，並負責更新後相關設施之營運。



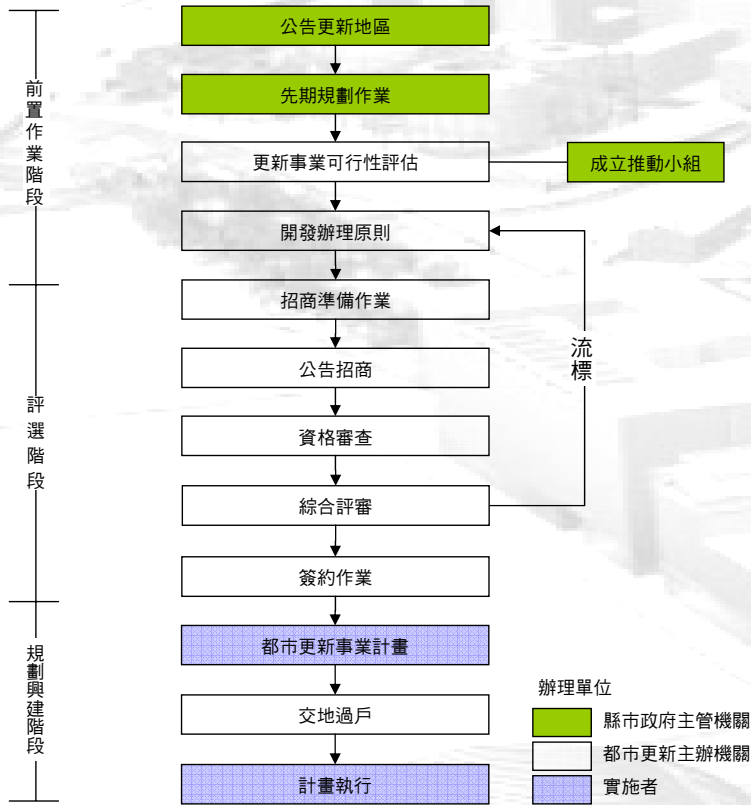
【開發流程圖-B設定地上權】



# 參、都市更新事業之參與方式及投資誘因

## (三) C. 標售

- 參與模式：都市更新單元內之公有土地標售予民間企業辦理都市更新。
- 政府辦理事項：於公告招商前完成先期規劃、都市更新地區劃定及訂定開發辦理原則等作業。
- 民間企業辦理事項：由民間企業擬具都市更新事業計畫建議書及相關文件向主辦機關提出申請，經評選為實施者後，依規定擬定都市更新事業計畫送主管機關審議，經核定發佈實施後，取得土地所有權進行投資開發。



【開發流程圖-C標售】

## 二、參與都市更新事業之政策協助

為能吸引民間企業投資參與都市更新事業，政府乃提供最大的協助並釋出最佳優惠措施，包括：

### (一) 優先關建關聯性公共設施相關工程

為能增加民間企業參與都市更新之誘因，各級政府單位耐編列預算，投入辦理都市更新地區周邊公共工程建設，包括景觀綠化、道路、橋樑等。

### (二) 擴大建築容積獎勵範圍

2008年10月15日通過修正「都市更新建築容積獎勵辦法」，將綠建築、無障礙空間設計、生態建築等項目納入獎勵辦法，擴大容積獎勵範圍。

### (三) 低利貸款融資

由中長程融通資金提供2,000億元之低利融資，供民間企業辦理都市更新事業資金所需。

### (四) 簡化作業流程與時程

#### 1. 成立專案推動小組，協助解決困難與排除投資障礙

有關中央、地方相關機關、專案管理辦公室、專業整合機構、土地所有權人代表等將組成「專案推動小組」，整合公私部門意見，協助清理更新單元內房地相關工作，減少民間企業參與都市更新之困難度。

#### 2. 設立單一窗口，加速辦理都市更新

中央及地方皆設有單一窗口辦理都市更新之申請、招商、審議、審核程序作業，提供民間企業或民眾相關都市更新專業及統合服務之諮詢及協助。

#### 3. 簡化各種申辦程序，包括縮短作業程序及建立標準作業流程





# 肆、都市更新案背景及個案說明

## 一、基隆火車站暨西二西三碼頭

### 基隆港灣地區發展觀光，有利帶動周邊地區發展

基隆市聯外交通便捷，距離臺北市中心區車程約30-40分鐘。基隆火車站位處基隆市交通樞紐地區，鄰近基隆港口及環港市中心區，具有結合水岸休閒及商業經營的絕佳潛力。未來將轉型朝向觀光、休閒及商業發展，將有利帶動基隆火車站周邊地區之產業活動。



照片來源：基隆市政府行政處

#### (一) 招商範圍

- 「基隆火車站暨西二西三碼頭都市更新計畫」之更新單元一
- 招商範圍包括：  
港埠商旅客運專用區(60,900平方公尺)  
廣場用地(9,360平方公尺)
- 開發強度：港埠商旅客運專用區  
建蔽率 50% 容積率 300%

#### (二) 規劃構想：「商旅新都市」

- 強化交通轉運機能，增加城市競爭力
- 邁向國際觀光海洋城市，提振地區產業發展
- 重塑港區水岸空間，建立港區更新典範
- 建立以人為本的都市環境

#### (三) 預計招商模式：B.設定地上權

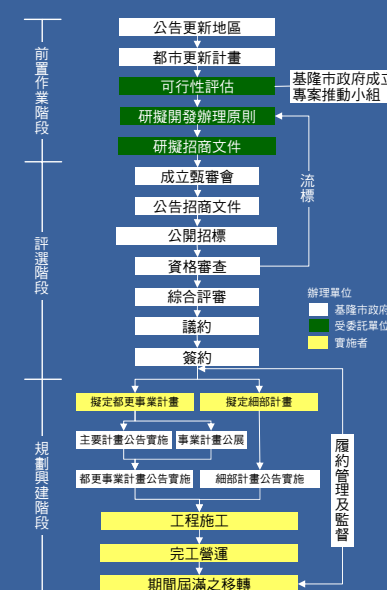
- 由基隆市政府經公開評選程序委託都市更新事業機構擔任實施者，設定地上權期限為50年
- 第一階段資格審查：辦理申請人之資格審查，選出合格申請人。
  - 第二階段綜合評審：對合格申請人研提之都市更新事業計畫企劃書及權利金價格，進行綜合評審，選出最優申請人。
  - 由最優申請人負責都市更新事業計畫研擬、送審及後續興建營運作業。

#### (四) 後續作業時程

- 預定招商時程：2010年6月上網公告
- 主辦機關聯絡窗口：基隆市政府
- 都市更新E化平台網：  
<http://twur.cpami.gov.tw/>

所有權人	招商面積(m <sup>2</sup> )	比例
中華民國	68,353	97.3%
徵收私有地取得	1,907	2.7%
<b>合計</b>	<b>70,260</b>	<b>100.0%</b>

註：實際面積應依據正式公告內容為準





# 肆、都市更新案背景及個案說明

## 二、台鐵高雄港站

# 海岸門戶水岸新都心

### 鄰高雄港，位高雄主要親水觀光遊憩區之核心

基地位於高雄市多功能經貿園區特定區計畫，緊鄰高雄港，鄰近景點包括愛河、前清打狗英國領事館、漁人碼頭、真愛碼頭等。至高雄市中心及多功能經貿園區僅需約5~10分鐘車程，且鄰近捷運橘線西子灣站，交通便利。基地周邊之重大建設，將有助提升地區環境品質，如高雄港12號真愛碼頭啟用，與旗津聯結；13~15號碼頭景觀改善等。



#### (一) 招商範圍

- 面積
  - 單元一：18,262.0 平方公尺
  - 單元二：28,863.0 平方公尺
  - 單元三：49,820.2 平方公尺
- 開發強度：第一種特定文化休閒專用區  
建蔽率 60% 容積率 490%

#### (二) 規劃構想：

##### 「整合山海景觀與捷運場站的住商新天地」

- 強化都市服務機能，增加城市競爭力
- 邁向國際海洋城市，促進觀光產業發展
- 重塑水岸空間，保存鐵道意象

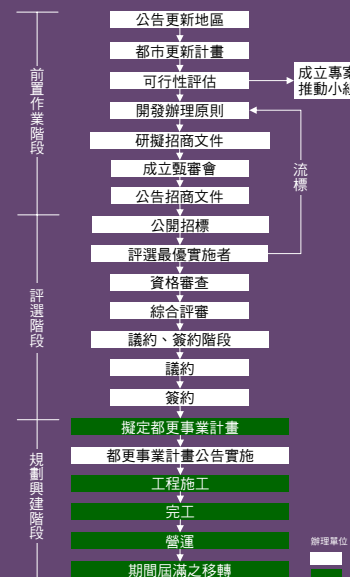
#### (三) 預計招商模式：B.設定地上權

- 由高雄市政府經公開評選程序委託都市更新事業機構擔任實施者，設定地上權期限為50年
- 第一階段資格審查：辦理申請人之資格審查，選出合格申請人。
  - 第二階段綜合評審：對申請人研提之都市更新事業計畫服務建議書，進行綜合評審，選出最優申請人。
  - 由最優申請人負責都市更新事業計畫研擬、送審及後續興建營運作業。

#### (四) 後續作業時程

- 預定招商時程  
更新單元一：2010年8月上網公告  
更新單元二、三：2012年6月上網公告
- 主辦機關聯絡窗口：高雄市政府
- 都市更新E化平台網：  
<http://twur.cpami.gov.tw/>

所有權人	招商面積(m <sup>2</sup> )	比例
中華民國	96,638.20	99.68%
私有土地	307.00	0.32%
合計	96,945.20	100.0%





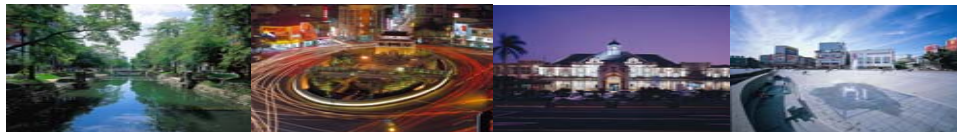
# 肆、都市更新案背景及個案說明

## 三、新竹火車站後站地區都市更新計畫

# 新竹都會時尚中心

### 台灣主要科技重鎮，各項重大建設持續帶動發展

新竹市為台灣主要科技重鎮，區內科技業廠辦及研發單位聚集，吸引人口高度聚集，商業發展成熟，近年政府持續投入各項重大建設之興建，使本地區發展更為蓬勃。



照片來源：新竹市政府

#### (一) 招商範圍

- 位於新竹市火車站後站
- 總面積5.74公頃，採二階段分期分區開發方式辦理。  
第一期開發為**F1-1區**，  
第二期開發為**F1-2及F2區**
- 開發強度：休閒商務區  
建蔽率 60% 容積率360%

#### (二) 規劃構想：「永續城市、竹塹再生」

- 打造新竹火車站後站地區成為金融、辦公、商務、會展、觀光飯店、餐飲與文化的中心。
- 發展國際化、多元化的商業空間
- 配合市政府規劃之公益、公共設施，結合商業發展之複合性開發

#### (三) 預計招商模式：A2權利變換 (F1-1區)

由交通部台灣鐵路管理局擔任實施者，開發基本原則依都市計畫變更後分區辦理。

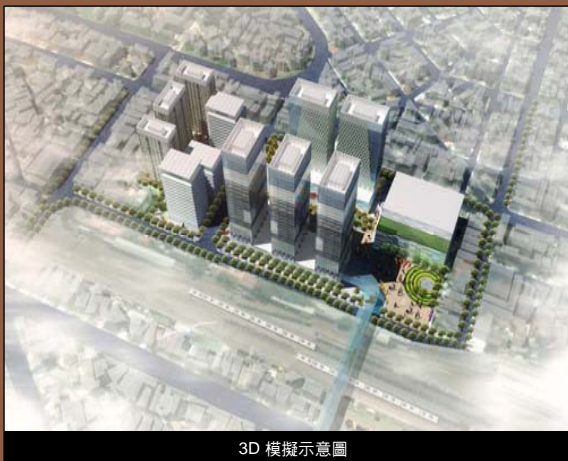
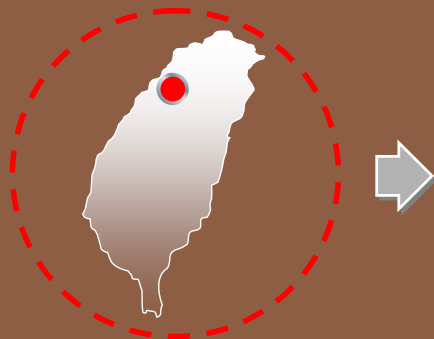
- 第一階段：由實施者擬定都市更新事業及權利變換計畫。
- 第二階段：更新單元開發原則由實施者評估研究後，再依提案內容另行研擬招商方式。
- F1-2及F2區招商模式將另採標售、權利變換、地上權設定或其他開發方式辦理。

#### (四) 後續作業時程

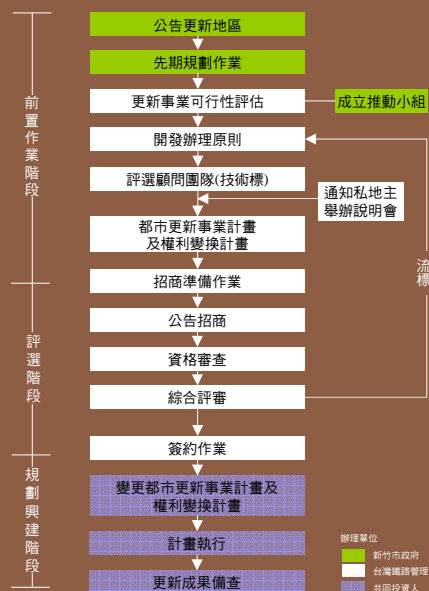
- 預定招商時程：2011年8月上網公告
- 興建營運時程：2011年12月簽約後實施
- 主辦機關聯絡窗口：  
交通部台灣鐵路管理局
- 都市更新E化平台網：  
<http://twur.cpami.gov.tw/>

所有權人	招商面積(m <sup>2</sup> )	比例
中華民國	55,073	96.02%
私有土地	2,285	3.98%
合計	57,358	100.0%

註：實際面積應依據正式公告內容為準



3D 模擬示意圖





# 肆、都市更新案背景及個案說明

## 四、台北市南港調車場更新開發計畫

# 南港商務服務中心

### 鄰近南港經貿園區，為新興發展知識產業集中地區

南港區位於台北市東南側，近年來隨著國家經建計畫陸續設置南港展覽館、南港軟體園區、南港經貿園區計畫等，逐漸成為知識產業群聚之重鎮。本計畫為配合南港區鐵路地下化新生之沿線土地，進行整體規劃開發。



#### (一) 招商範圍

- 位於忠孝東路六段、東新街、南港路三段所圍處。
- 總面積約5.44公頃。
- 開發強度：特定商業區(B)  
建蔽率 55% 容積率300%

#### (二) 規劃構想：

##### 「南港商務服務中心」

- 配合南港地區未來發展需求，朝向複合型功能之開發，以「南港商務服務中心」作為本案之發展定位。
- 結合鄰近文創中心、站區中心、軟體中心及會展中心之發展、滿足其所衍生之後勤商業服務及居住需求。
- 設置適當規模之商業及住宅設施，並規劃適當的活動緩衝空間，串連東西兩側公園綠地，形成完整都會綠帶。

#### (三) 預計招商模式：A1權利變換

由交通部台灣鐵路管理局公開評選實施者。

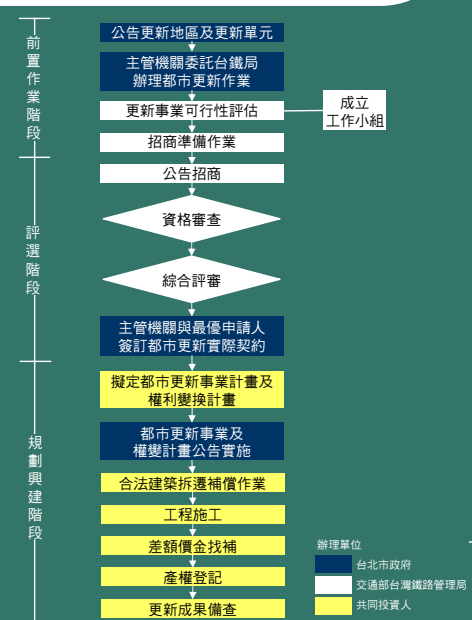
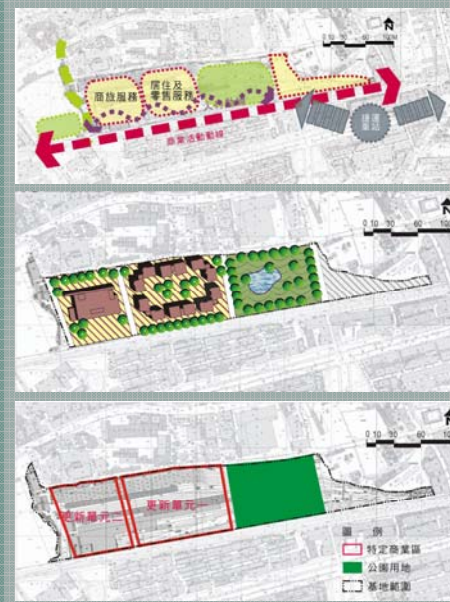
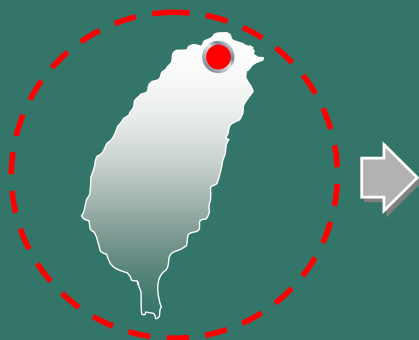
- 第一階段資格審查：辦理申請人之資格審查，選出合格申請人。
- 第二階段綜合評審：對申請人研提之都市更新事業計畫服務建議書，進行綜合評審，選出最優申請人。

#### (四) 後續作業時程

- 預定招商時程：2011年6月上網公告
- 主辦機關聯絡窗口：  
交通部台灣鐵路管理局
- 都市更新E化平台網：  
<http://twur.cpami.gov.tw/>

所有權人	招商面積(m <sup>2</sup> )	比例
中華民國	54,400	100.0%
合計	54,400	100.0%

註：實際面積應依據正式公告內容為準





# **Urban Regeneration**

Prospectus

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- (II) Foreign investment procedure

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- (II) Governmental Policies Support

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  - The Keelung Railway Station & Wharf W2, W3
- (II) Commercial Mixed-Use Project
  - Kaohsiung Lingang Railway Line Area
- (III) Hsinchu Railway Station Area Urban Regeneration Project
- (IV) Nangang Railyard Regeneration Project





# 1. PREFACE

The Executive Yuan enacted the “Urban Regeneration Acceleration Scheme” in 2006, which aims to promote government-led regeneration projects, setup one-stop service, provide relevant infrastructure subsidies and assist in existing construction demolition. The objectives of the scheme are to enhance urban infrastructure and living environment as well as stimulate growth of the economy.

The Construction and Planning Agency, Ministry of Interior (CPAMI) has selected projects with the most business incentives and designated them for tender in an effort to attract private investment in urban regeneration, and thereby accelerate national urban regeneration progress.

## (I) Objectives

Urban Regeneration is one of the most important policies of the national economy framework. In an effort to promote urban regeneration, the government has contributed considerable resources to accomplish the following goals:

### (a) Create Sustainable Development

By renovating and reconstructing the substandard neighborhood, the city is expected to regain its energy and sustainability.

### (b) Improve Living Quality

According to official statistics, as of 2000, over 840,000 residential buildings were older than 40 years, which implied that in certain areas, the need to reform the environment was inevitable. Thus, through urban regeneration, the living quality of city habitants is expected to improve significantly.

### (c) Utilize Public Land

To further utilize public land, the CPAMI coordinated with the relative public offices to release government-owned land that contains large under-developed area with the most business incentives for urban regeneration.

### (d) Stimulate Economic Growth

Many countries in the world have adopted urban regeneration as the means to improve a city’s competitiveness. By issuing policy and business incentives, the government aims to attract private investment in urban regeneration, and thereby stimulate national economic growth.

## (II) List of Urban Regeneration Projects

(currencies in NTD)

Project	Location	Area (Ha.)	Estimated Investment (billion)	Mode	Scheduled Announcement Date
Railway & Harbor-oriented Mixed-Use Project – The Keelung Railway Station & Wharf W2, W3	Keelung City	7.03	10.9	B	06/2010
Commercial Mixed-Use Project – Kaohsiung Lingang Railway Line Area	Kaohsiung City	1.82	6	B	08/2010
Hsinchu Railway Station Area Urban Regeneration Project	Hsinchu City	5.73	16	A2	07/2010
Nankang Railway Regeneration Project	Taipei City	5.09	160	A1	2011/06

NOTE: The above information might change with the official tender documents. Estimated investment equals to the project cost, royalty excluded.



## 2. INTRODUCTION ON FOREIGN INVESTMENT

Foreign investment in Taiwan is subject to the approval of Investment Commission, Ministry of Economic Affairs; investors shall organize a company in Taiwan in accordance with the Company Law..

- Investment Commission, Ministry of Economic Affairs Website:  
<http://www.moeaic.gov.tw>

### (I) Regulation

Foreign investment is primary regulated by the Statute for Investment by Foreign Nationals. R.O.C government has applied little restriction on foreign investment. According to the statistics published by the Department of Investment Services, MOEA, over 95% industries are opened to foreign investment; only the following industries are prohibited:

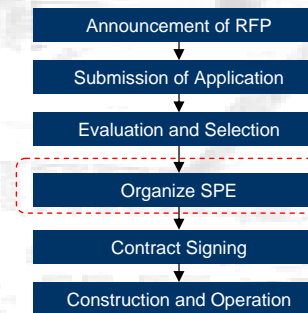
- (a) Those which may negatively affect national security, public order, good customs and practices, or national health; and
- (b) Those which are prohibited by the law.

Item	Content	Note
Investment	Require approval from the Investment Commission, MOEA.	Average case review duration <b>Invested capital less than NTD 500 million:</b> approx. 2~4 days. <b>Invested capital between NTD 500 ~ 1000 million:</b> approx. 3~5 days. <b>Invested capital more than NTD 1000 million:</b> approx. 14~30 days.
Prohibited Industries	Negatively listed	In accordance with the <u>Negative List for Investment by Overseas Chinese and Foreign Nationals</u>
Company Shares	No restriction	
Land	Through creation of superficies or ownership acquisition.	
Tax Incentives	Preferential dividends withholding rate, inheritance tax relief (oversea Chinese only)	In accordance with the <u>Statute For Investment By Foreign Nationals and Statute For Investment By Overseas Chinese</u>

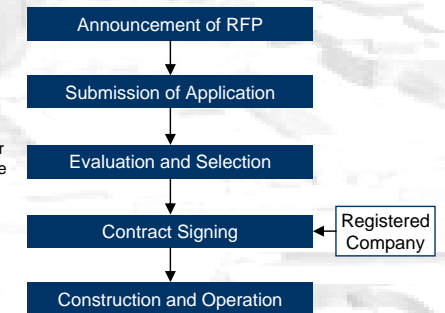
### (II) Foreign investment procedure

Base on the official tender documents, foreign investors can participate in urban regeneration by organizing a special purpose entity (SPE), or through a registered company in Taiwan. In both cases, however, the investor needs to organize a company in accordance with the Company Law of Taiwan to be an eligible applicant.

#### (a) by organizing a special purpose entity (SPE)

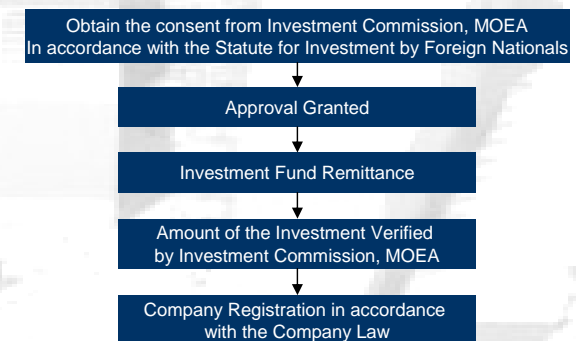


#### (b) through a registered company



See below for the Procedure to Organize a Company in Taiwan

#### (c) Procedure of foreign funds organizing a company in Taiwan



NOTE: above are simplified procedures; foreign investment shall follow the designated procedure in accordance with the Statute For Investment By Foreign Nationals and other applicable laws.





# 3. INVESTMENT PROCEDURE AND INCENTIVES

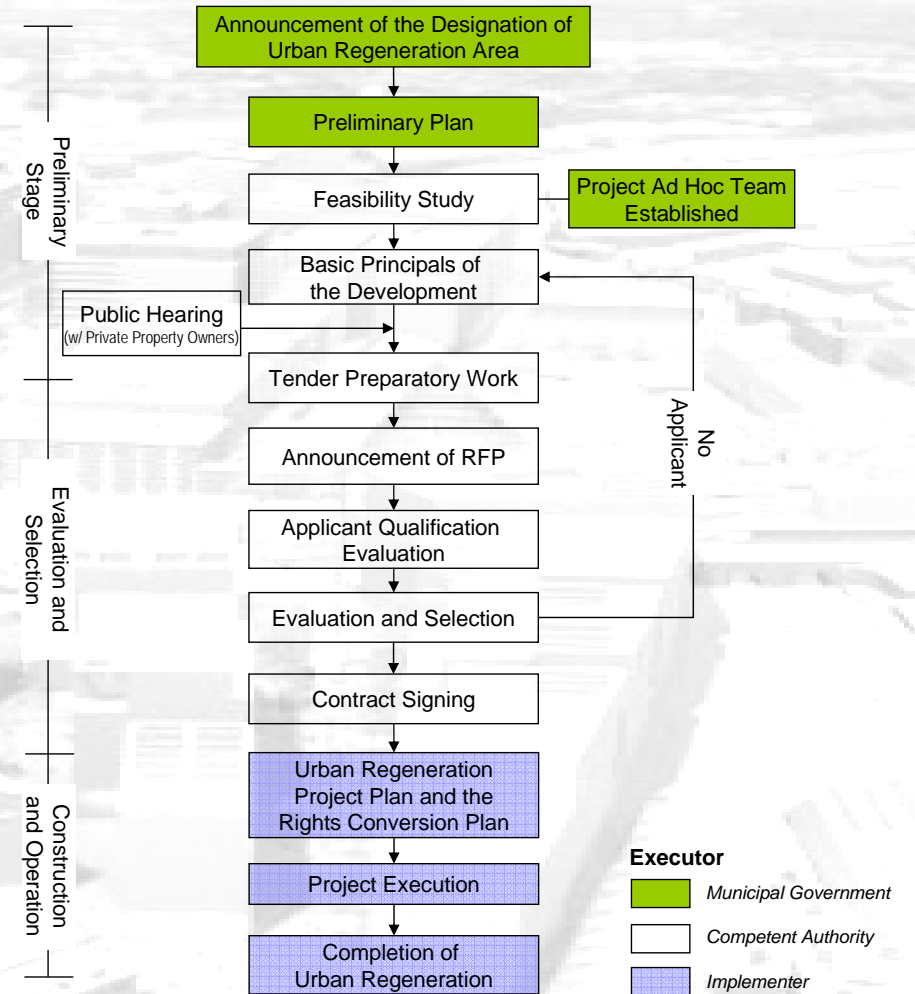
## (I) Introduction

Government-led urban regeneration projects, depends on the project's characteristics such as the complexity of the land ownership, status of the existing construction and market capacity, can be undertaken through one of the following 4 modes:

### A. Rights Conversion

#### A1. Rights Conversion (simple)

- **Mode:** Applicable to projects with existing construction of fewer and simpler ownership, where the investor is capable of handling regeneration matters such as demolition and construction solely. The restriction on Article 22 of the Urban Renewal Act shall be exempt.
- **The Authorities Shall:** Finish conducting the preliminary plan as well as designating urban regeneration area before announcement of RFP, constitute the basic principals of the development, and arrange public hearing with private property owners.
- **The Investors Shall:** Prepare the project plan proposal and submit application to the competent authority of the urban regeneration project; once being selected as the best applicant and the project implementer, the investor shall constitute the urban regeneration project plan and the rights conversion plan, and then carry out the project accordingly.



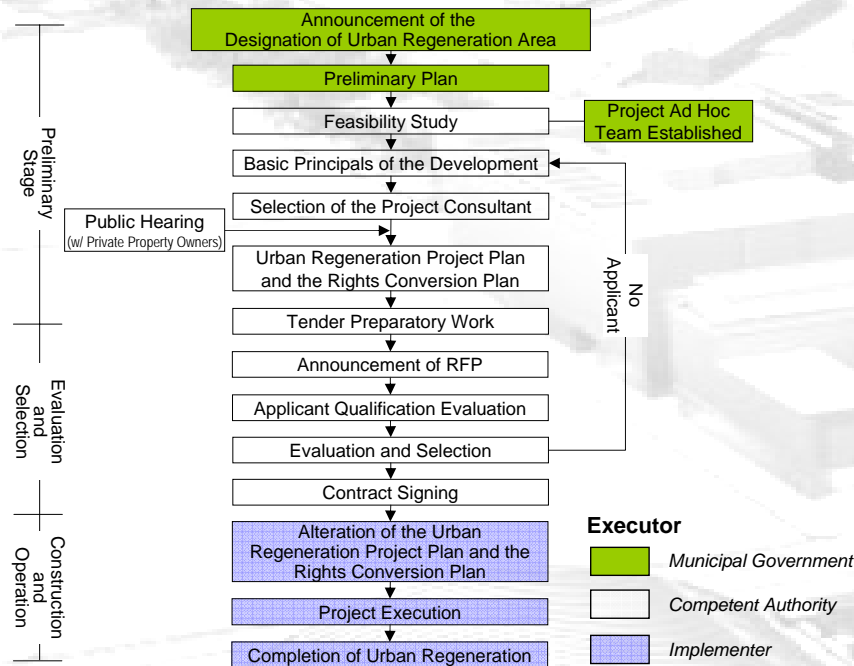
[ Investment Procedure - A1 Rights Conversion (simple) ]



# 3. INVESTMENT PROCEDURE AND INCENTIVES

## A2. Rights Conversion (complex)

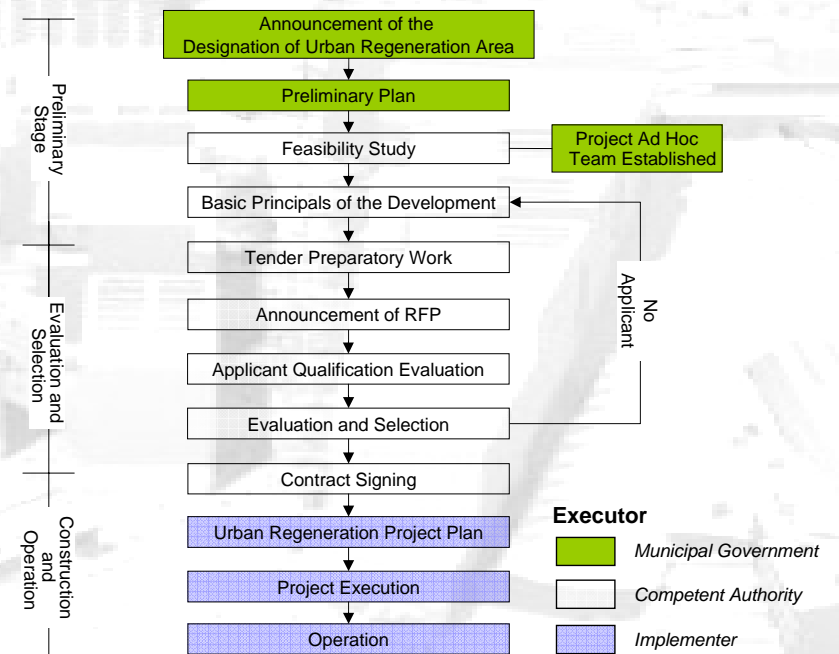
- Mode:** The project is to be undertaken through a 2-stage process; applicable to projects with complex existing construction and ownership. During the 1<sup>st</sup> stage, the government authority in charge will structure the urban regeneration project plan and the rights conversion plan, as well as obtain the consolidate agreement within the current property owners before the announcement of RFP.
- The Authorities Shall:** Finish conducting the preliminary plan, designating the urban regeneration area, and structuring the basic principals of the development before the announcement of RFP. The authorities shall also be the project implementer and constitute the urban regeneration project plan and the rights conversion plan.
- The Investors Shall:** Prepare the project plan proposal and submit application to the competent authority of the urban regeneration project; once being selected as the best applicant and the project implementer, the investor shall arrange public hearings with private property owners. The urban regeneration project plan and the rights conversion plan might be altered based on the requirements of the developer.



[ Investment Procedure - A2. Rights Conversion (complex) ]

## B. Creation of Superficies

- Mode:** Applicable for projects within a special institutional area with all land/property being government-owned. Investors is to participate in the urban regeneration project through creation of superficiesies.
- The Authorities Shall:** Finish conducting the preliminary plan, designating the urban regeneration area, and structuring the basic principals of the development before announcement of RFP.
- The Investors Shall:** Prepare the project plan proposal and submit application to the competent authority of the urban regeneration project; once being selected as the best applicant and the project implementer, the investor shall constitute the urban regeneration project plan, register the superficiesies on the land, and then carry out the plan accordingly.



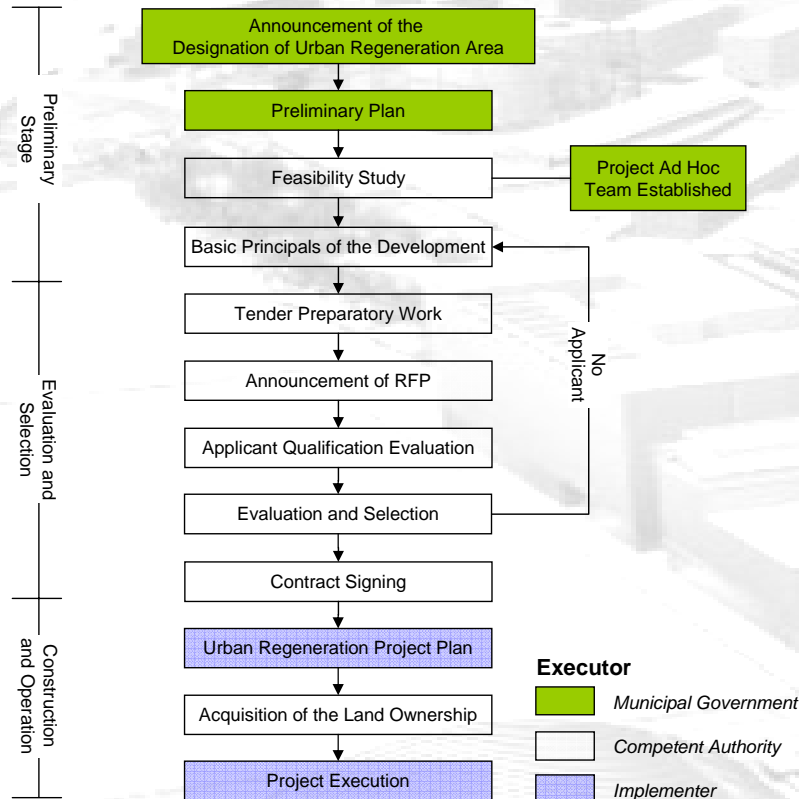
[ Investment Procedure – B. Creation of Superficies ]



### 3. INVESTMENT PROCEDURE AND INCENTIVES

#### C. Land Sold by Tendering

- **Mode:** Public-owned land being sold through tender process.
- **The Authorities Shall:** Finish conducting the preliminary plan, designating the urban regeneration area, and structuring the basic concepts of the development before the public notice is given.
- **The Investors Shall:** Prepare the project plan proposal and submit application to the competent authority of the urban regeneration project; once being selected as the best applicant and the project implementer, the investor shall constitute the urban regeneration project plan, acquire the land ownership, and then carry out the plan accordingly.



[ Investment Procedure – C. Land Sold by Tendering ]

#### (II) Governmental Policies Support

To attract private investors to participate in urban regeneration, the government has offered the following incentives:

##### A. Prioritize the Construction of Relevant Infrastructure

The designated urban regeneration area is given the priority for government budget funding for relevant infrastructure such as landscaping, and the construction of roads and bridges.

##### B. Assign Additional Building Bulk

The government has amended the legislation to expand the scope of qualifications that allow for additional plot ratio. The relevant amendments allow for the inclusion of green-building, wheelchair-accessible buildings and those with eco-building design.

##### C. Provide Low-Interest-Rate Loan

The Executive Yuan has made provisions for some NTD 200 billion (USD 6.15 billion) worth of low-interest-rate loans as the source of the funds needed for urban regeneration and relevant preparatory work.

##### D. Simplify the Application Procedure

(1) Establish the Project Ad Hoc Team which specializes in investment problem resolution.

The Project Ad Hoc Team is assembled by the representatives from the central and municipal government, project office, and property owners; it is a team that specializes in integrating opinions from all relevant bodies, and reducing the obstacles that investor may encounter during private participation.

(2) Establish one-stop service, and expedite the urban regeneration process

One-stop service provides a synergy of consultancy services such as urban regeneration application, tender preparatory work, as well as the evaluation and selection of the investor.

(3) Simplify and standardize the application procedure.



## 4. PROJECTS

### (I) Railway & Harbor-oriented Mixed-Use Project – The Keelung Railway Station & Wharf W2, W3

## Embark Keelung Harbor

### Increasing Number of Tourists in Keelung Harbor Vicinity

Keelung City is conveniently connected to Taipei down town area by approximately 30-minute drive. Keelung Railway Station is located in the city center and directly adjacent to Keelung Harbor, and therefore has a great potential in developing a harbor city which combines ocean-view recreational and commercial activities.

#### (A) Scope of Tender

- Renewal Unit 1
- Land use: harbor special purpose area (60,900 m<sup>2</sup>) plaza (9,360 m<sup>2</sup>)
- Imposed plot ratio:  
harbor special purpose area  
BCR: 50% FAR: 300%

NOTE: BCR: building coverage ratio; FAR: floor area ratio

#### Scope of Tender

Ownership	Area(m <sup>2</sup> )	Ratio
Government-Owned	68,353	97.3%
Zone Expropriation	1,907	2.7%
<b>SUM</b>	<b>70,260</b>	<b>100.0%</b>

NOTE: Subject to modification during the process.

#### (B) Guideline: New Business Hub

- Enhance the city's ability as a transit hub
- Become a seaside leisure city
- Re-create the water-front space
- Build an user-friendly environment

#### (C) Mode: B. Creation of Superficies

The project implementer is to be evaluated and selected by Keelung city government; 50-year superficies will be granted to the selected implementer.

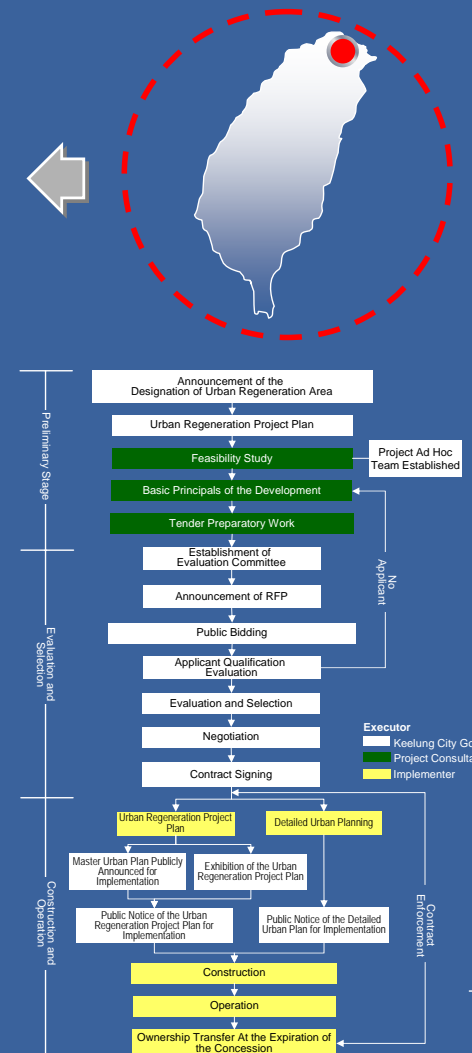
- 1<sup>st</sup> Stage: evaluate the applicant(s)' qualification.
- 2<sup>nd</sup> Stage: the applicant(s)' project plan proposal(s) and the proposed royalty will be given an overall review and the best applicant will be selected at this stage.
- The best applicant shall constitute the urban regeneration project plan, and then carry out the plan accordingly.

#### (D) Projected Schedule

- Announcement of RFP: Jun 2010
- Competent Authority:  
Keelung city government
- Website:  
<http://twur.cpami.gov.tw/>



SOURCE: Keelung City Gov.





# 4. PROJECTS

## (II) Commercial Mixed-Use Project – Kaohsiung Lingang Railway Line Area

### Front Row of Kaohsiung's Harbor with Magnificent Scenery

Directly adjacent to Kaohsiung harbor, the project has numerous tourist spots nearby, including Love River, the Former British Consulate at Dagou, Wharf NO.12, and Kaohsiung Fisherman's Wharf. Public transportation is accessible through KRTC (subway) orange line.

#### (A) Scope of Tender

- Area
  - Renewal Unit 1: 18,262.0 sqm
  - Renewal Unit 2: 28,863.0 sqm
  - Renewal Unit 3: 49,820.2 sqm

- Imposed plot ratio:
  - cultural special purpose area
  - BCR: 60% FAR 490%

NOTE: BCR: building coverage ratio; FAR: floor area ratio

#### Scope of Tender

Ownership	Area(m <sup>2</sup> )	Ratio
Government-Owned	96,638.20	99.68%
Privately-Owned	307.00	0.32%
<b>SUM</b>	<b>96,945.20</b>	<b>100.00%</b>

NOTE: Subject to modification during the process.

#### (B) Guideline: Integrated Living and Commercial Community

- Revitalize urban functions
- Promote tourism
- Re-define waterfront space

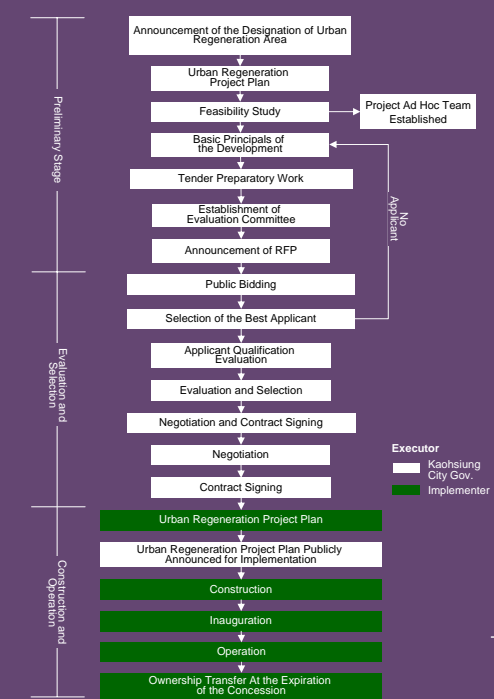
#### (C) Mode: B. Creation of Superficies

The project implementer is to be evaluated and selected by Kaohsiung city government; 50-year superficies will be granted to the selected implementer.

- 1<sup>st</sup> Stage: evaluate the applicant(s)' qualification.
- 2<sup>nd</sup> Stage: review the applicant(s)' project plan proposal(s) and select the best applicant.
- The best applicant shall constitute the urban regeneration project plan, and then carry out the plan accordingly.

#### (D) Projected Schedule

- Announcement of RFP
  - Renewal Unit 1: Aug 2010
  - Renewal Unit 2, 3: Jun 2012
- Competent Authority: Kaohsiung city government
- Website: <http://twur.cpami.gov.tw/>





## 4. PROJECTS

### (III) Hsinchu Railway Station Area Urban Regeneration Project

### Hsinchu Fashion Center

#### Center of Taiwan's Dynamic Hi-Tech Region

Hsinchu City is the origin of Taiwan's world-renowned hi-tech industry, and is home to some of the most dynamic and innovative technology-base companies of the world. With its steadily-growing population and well-developed CBD, along with the continuous government inputs of major infrastructures, the city has been expanding vigorously over the past few years.

#### (A) Scope of Tender

- Located in the rear station area of Hsinchu Railway Station.
- Total plot area of 57,358 m<sup>2</sup> will be developed in 2-phases. Phase 1 development includes F1-1, while phase 2 development includes both F1-2 and F2.
- Imposed plot ratio: recreational and commercial area  
BCR: 60% FAR: 360%

NOTE: BCR: building coverage ratio; FAR: floor area ratio

#### Scope of Tender

Ownership	Area(m <sup>2</sup> )	Ratio
Government-Owned	55,073	96.02%
Privately-Owned	2,285	3.98%
<b>SUM</b>	<b>57,358</b>	<b>100%</b>

NOTE: Subject to modification during the process.

#### (B) Guideline: Sustainable City

- Develop a center of commercial, business, exhibition, and cultural activities.
- Integrate social amenities and commercial elements.
- Integrate social amenities and commercial elements.

#### (C) Mode: A2. Rights Conversion (F1-1)

Taiwan Railways Admin. will take the role as the project implementer; basic principals of the development will be established by phases after the completion of the Urban Plan rezoning.

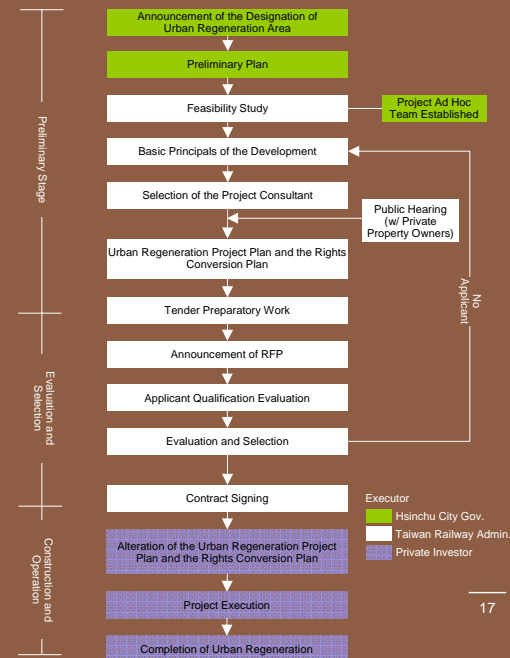
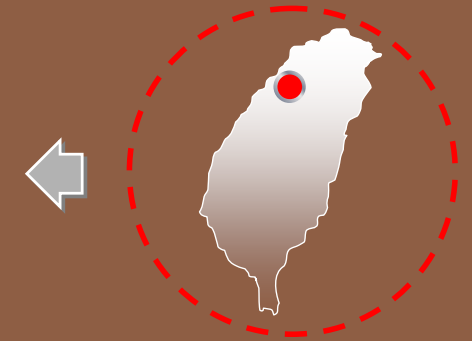
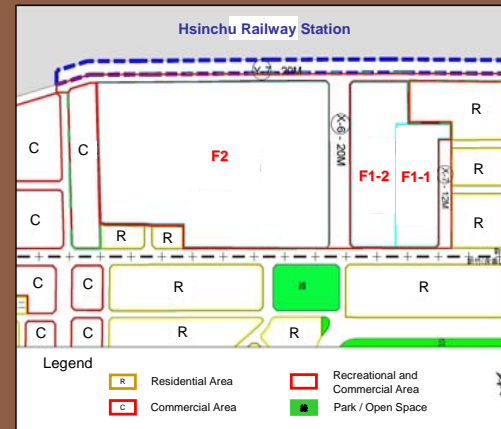
- 1<sup>st</sup> Stage: the project implementer shall constitute the Urban Regeneration Project Plan as well as the Rights Conversion Plan.
- 2<sup>nd</sup> Stage: the project implementer shall study and elaborate the Basic Principals of the Development, and then structure the tender document accordingly.
- The mode to tender of F1-2 and F2 will be determined alternatively.

#### (D) Projected Schedule

- Announcement of RFP: Aug 2011
- Contract Signing: Dec 2011
- Competent Authority: Taiwan Railways Admin.
- Website: <http://twur.cpami.gov.tw/>



SOURCE: Hsinchu City Gov.





# 4. PROJECTS

## (IV) Nankang Railyard Regeneration Project

# Nankang Business Center

### Strategic Location near Nankang Economic & Trade Park

Nankang district is located on the south-east side of Taipei city. With the setup of numerous major facilities and parks such as Nankang Exhibition Hall, Nankang Software Park, and Nankang Economic & Trade Park, Nankang district has gradually become the center of Taiwan's knowledge-based industry. The site of the project will be released as the railway goes underground.

#### (A) Scope of Tender

- Total plot area: 5.44 ha.
  - Imposed plot ratio: special commercial area (B)  
BCR: 55% FAR: 300%
- NOTE: BCR: building coverage ratio; FAR: floor area ratio

#### Scope of Tender

Ownership	Area(m <sup>2</sup> )	Ratio
Government-Owned	54,400.00	100%
<b>SUM</b>	<b>54,400.00</b>	<b>100%</b>

NOTE: Subject to modification during the process.

#### (B) Guideline: Nankang Business Center

- Collaborate development with nearby cultural and creative center, software park, and exhibition hall; provide supportive business and retail services.
- Adopt buffer zone design; connect open spaces with vegetation belt.

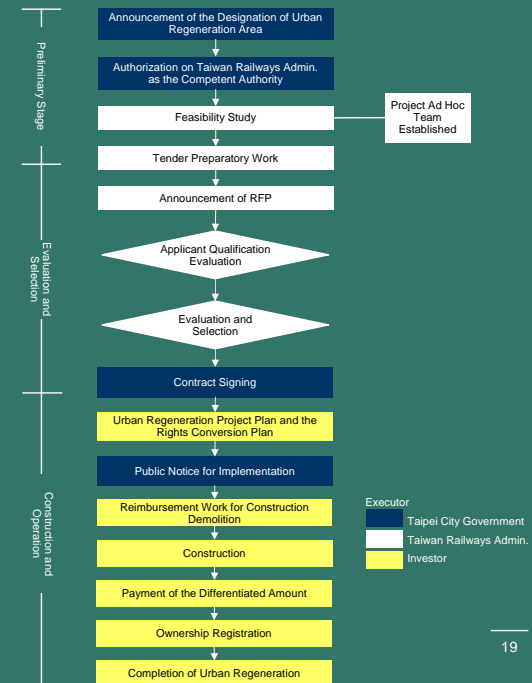
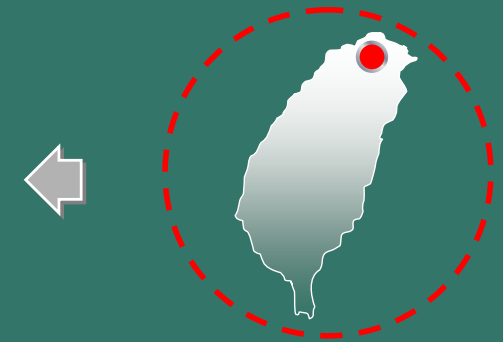
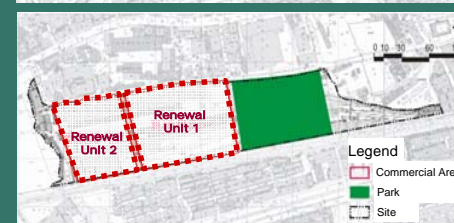
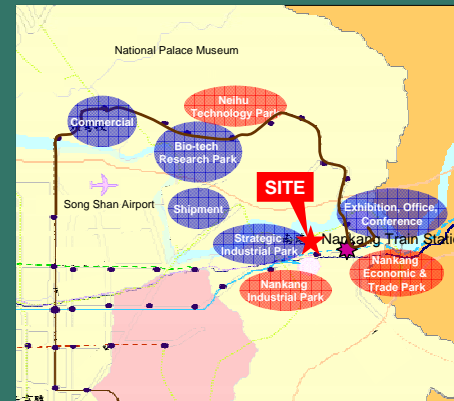
#### (C) Mode: A1. Rights Conversion

The project implementer is to be evaluated and selected by Taiwan Railways Admin.

- 1<sup>st</sup> Stage: evaluate the applicant(s)' qualification.
- 2<sup>nd</sup> Stage: review the applicant(s)' project plan proposal(s) and select the best applicant.

#### (D) Projected Schedule

- Announcement of RFP: Jun 2011
- Competent Authority: Taiwan Railways Admin.
- Website: <http://twur.cpami.gov.tw/>



NOTE

