

Taiwan Railways Administration, MOTC

Project of Public Selection of Implementers of Urban Renewal Business for “Project of Urban Renewal Business for Taipei City Nangang Marshalling Yard (Regenerated Unit 1, 2)” and Entrusted Management of Its Business Facilities by Taiwan Railways Administration, MOTC

Project Overview

The range of the investment promotion was Nangang Marshalling Yard of Taiwan Railways Administration, Ministry of Transportation and Communications (hereinafter referred to as Taiwan Railways Administration). It is located in Xixin Neighborhood Industrial Park in Nangang District, Taipei City, and 21 pieces of land including No. 253, the second section of Yucheng Section, Nangang District, Taipei City are situated on the area with a total area of 5.4 hectares. The area has been divided into two regenerated units: regenerated Unit 1 is 2.3 hectares, while regenerated Unit 2 is 3.1 hectares. The south face of the investment promotion case is Sec. 7, Civic Boulevard after the railway underground project is completed, and its north face is Lane 149, Sec. 3, Nangang Road. Its neighboring main roads are Dongxin Street, Sec. 3, Nangang Road and Sec. 6, Zhongxiao East Road. It is between Songshan Railway Station and Nangang Railway Station and close to MRT Kunyang Station.

Xixin Neighborhood Industrial Park was an area of car industry and other related industries. In recent years, due to the inauguration of MRT Nangang Line and Nangang Business Park, it is gradually transformed. With the progress of the Nangang project of Taiwan Railways Administration, Nangang Marshalling Yard no longer undertakes the tasks of marshalling, repair and maintenance, wash and retain. Currently, although railway facilities such as sheds are preserved, they have been left unused.

In February, 2010, Construction and Planning Agency, Ministry of the Interior included Nangang Marshalling Yard in the urban renewal project of “Nangang High Speed Rail Renewal and Development Project.” On April 10, 2012, Taipei City government announced and implemented “the Main Alteration Project for Land along Taipei City Nangang Underground Railways” which enlarged the range of urban renewal and altered partial land use districts into business districts in the hope of inviting commercial service facilities. Moreover, planning and development for its surrounding public land were conducted to promote urban development and elevate land value.



Advantages of Investment

- **Flagship Plan** : The investment promotion case is one of i-Taiwan 12 Projects and flagship plans for urban renewal, which is promoted by central and local governments.
- **Location Condition** : The case is located in the newly-developed nuclear area of East District, Taipei City, and is on the development axis of Nangang with convenient traffic.
- **Surrounding Construction** : The government greatly invests in five major centers (Taipei Pop Music Center, development center for biotechnology, transfer center, software center and expo center) to the surroundings of Nangang. Private companies think highly of the development potential of Nangang, and they successively invest in and develop the area (Guoyang and Gongxin Great Nangang Project, BOT of Songshan and Nangang Station by Luntai, the development case of Nankang Rubber Tire Corp. Ltd., and the development case of Nangang Bottle Cap Factory).
- **Public Land** : The land of the case is publicly-owned, and it is square which is easy to be integrated. 94% of the land, around 5.1 hectares, is managed by Taiwan Railways Administration, and 6% of the land, around 0.3 hectares, is possessed by New Taipei City.



Investment Incentives

In recent years, due to amendment to partial articles in National Property Act, it is forbidden to sell state-owned land with areas over 500 pings (around 1,650 square meters) by tender, which leads to the rapid development of cases with surface rights. However, upon the expiration of permission periods for cases with surface rights, the land (architecture) shall be returned to organizing authorities, and investors do not possess the ownership of the land (architecture). The case of investment promotion adopts the method of right transformation to implement urban renewal business, and investors are allowed to retrieve the ownership of the land and architecture upon urban renewal. The case has quite investment incentives in Taipei City and New Taipei City where the ownership of land is difficult to be obtained nowadays.

Conditions of the Base

Item	Project of Public Selection of Implementers of Urban Renewal Business for “Project of Urban Renewal Business for Taipei City Nangang Marshalling Yard (Regenerated Unit 1)” and Entrusted Management of Its Business Facilities by Taiwan Railways Administration, MOTC ; Project of Public Selection of Implementers of Urban Renewal Business for “Project of Urban Renewal Business for Taipei City Nangang Marshalling Yard (Regenerated Unit 2)” and Entrusted Management of Its Business Facilities by Taiwan Railways Administration, MOTC
Area	Regenerated Unit 1 is around 2.3 hectares, and regenerated Unit 2 is around 3.1 hectares.
Building Coverage Rate	The 55% principle may be relaxed upon the discussion and consent of Commission of Taipei City Urban Planning and Land Use and Development Permission, but it shall not exceed 65%.
Bulk Rate	300%; the total bulk floor area of legal bulk, various bulk rewards (including renewed bulk rewards) and bulk transfer shall not exceed two times of legal bulk, and shall apply for bulk reward items for urban renewal. If it is not required to apply for relaxed bulk rewards as regulated in Bulk Rewards for Urban Renewal Architecture, the total bulk floor area of various bulk rewards and bulk transfer shall not exceed 50% of the original legal bulk. The above - mentioned 50% limit excludes urban renewal rewards.
Legal Bulk	Regenerated Unit 1: 70,278m ² ; regenerated Unit 2: 93,150m ²
Develop Bulk Reward	<ul style="list-style-type: none"> Relaxed Reward for Comprehensive Design : The reward shall not exceed 20% of standard bulk. Reward for Urban Renewal: As regulated in Bulk Reward for Urban Renewal Architecture.
Permitted Land Use Item	Conducted according to the use item for type 3 business district regulated in the autonomous regulations of Taipei City Land Use District Control. The bulk floor area for residence use (including its auxiliary and related facilities) must not exceed 30% of total bulk floor area.



Benefits and Prospect

In recent years, with the national economic planning and development, Nangang District has gradually become an important location for knowledge industry. To meet the future development demand of Nangang, it has been planned to be a compound "Nangang Business Service Center," and along with the three major plan areas, Neihu Technology Park, Nangang Business Park and Xinyi Planning District, it builds a new spotlight for East District in Taipei to provide the service function of green technology life. Moreover, it integrates with the development of neighboring Taipei Pop Music Center, development center for biotechnology, transfer center, software center and expo center to satisfy logistic business service and residential demand, to establish business and residential facilities with appropriate scales, plan proper buffer space for activities and connect parks and greens on both east and west sides to form a complete urban green belt.

- Estimated Return on Investment: 17.54%.

1. Projet phare :

Étant promu par l'Administration centrale et locale, le présent projet appartient à 12 Projets i-TAIWAN et fait partie de grands projets phares de la rénovation urbaine.

2. Conditions géographiques :

Se trouvant au Quartier Est, le coeur d'arrondissement émergent de la ville de Taipei, et se situant dans l'axe de développement de l'Arrondissement Nangang, le site du présent projet possède un transport pratique qui s'étend dans toutes les directions.

3. Constructions d'alentour :

Aux alentours de l'Arrondissement Nangang, le gouvernement de Taipei investit vigoureusement dans les cinq centres à Nangang (le Centre du Nord de la Musique, le Centre des recherches de la biotechnologie, le Centre de Transit des gares, le Centre des Logiciels et le Centre de congrès et d'expositions). Estimant fortement le potentiel de développement de Nangang, des groupes privés se sont lancés l'un après l'autre dans des investissements d'exploitation (comme le Projet Grand Nangang investi par le Groupe de construction KUO YANG et la Société d'Ingénierie KUNG SING, le Projet BOT de la Gare de Nangang et la Gare de Songshan investi par le Groupe RUENTEX, le Projet d'Exploitation de terre de la Société de Pneus Nangang et le Projet d'Exploitation de terre de l'Usine de Capsule Nangang.)

4. Le territoire public :

Les propriétés des terres du présent projet sont simplement des terres publiques. Les terres sont bien carrées et faciles à l'intégration dont la proportion de 94%(environ 5,1 hectares) est possédée par TRA (Administration des chemins de fer de Taiwan), et 6% (environ 0,3 hectares) possédée par la ville de Nouvelle Taipei.

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