

Taiwan Railways Administration, MOTC

The Keelung Railway Station and Wharves W2, W3 Urban Regeneration Project

Project Overview

This project is reckoned as one of the four reconstruction projects on novel landscape of urban renewal for Keelung City, and it is thus called "Golden Brick Project." It is hoped that this project can integrate hardware as Keelung Railway Station, highway bus transportation, and ocean shipping to reconstruct transportation transit center and its neighboring commerce, and recreation facilities. It will rebrand Keelung as the entrance of North Taiwan. As such, it can, on one hand, improve the transportation function of Keelung and facilitate further re-development of the old downtown, but also render the important hub as Keelung, a completely remodeled city facade with a novel outlook and atmosphere. The objectives of this proposal is to establish Keelung as the business and travel core. Through the revitalization of the train station and harbor area, it will attract the development of department stores, hotels, residences, health care and medical beauty facilities, duty-free shops, food courts and restaurants. It will achieve the following goals while improving the tourism, recreation, and business development of Keelung.

This urban renewal project (The implementers will be responsible for developing the area) is composed of a special commercial and passenger region in the harbor area, the public common area, and a mixed traffic and common area. It covers 66,260 square feet, with 97.12% of the land belonging to the city and 2.89% privately owned. The Keelung city government will be acquiring the privately owned land for this project. Its mode of development will make use of land ownership to implement renewal business. The implementers will run the construction and operation of the new facilities. The land ownership will expire in 50 years. If well-managed, the contract can be extended to 20 years. The land ownership area (within the special commercial and passenger region in the harbor area) has been outlined to be 56,900 square feet. Its building coverage ratio is not to exceed 50% and floor area ratio is not to exceed 300%. The urban renewal project has been approved to strategically redevelop the area and applications for grants for redevelopment will be accepted in the future.

Advantages of Investment

- Keelung Harbor is the navigation entrance of northern Taiwan, and the number of passengers going through the harbor accounts for 62% of total passengers going through harbors in Taiwan.
- The environment and surrounding buildings in the harbor area are old, and they require renovation and improvement urgently. The base is more complete land with great area, and the renewal and development can promote the redevelopment of Keelung City.
- The demand of Keelung's residents for business and recreation continues to expand, and the railway station can serve as a landmark upon development.



Investment Incentives

Public land of the base accounts for 97.11%, while the private one accounts for 2.89%, which will be levied by Keelung City government in the future. Located in the traffic core of Keelung, the base is complete. To conduct major public constructions around the base, the government has invested around NTD25.5 billion in the migration project of urban regeneration station of Keelung Railway Station, broadening construction on Zhongshan 1st and 2nd Road in Keelung, construction for port affairs building for west passenger traffic section of Keelung Harbor, planning and construction of Ocean Square, construction of access roads on the east side of Keelung Harbor and construction project for National Museum of Marine Science and Technology. The engineering is expected to be completed between 2014 and 2017.

Conditions of the Base

Item	The Keelung Railway Station and Wharves W2, W3 Urban Regeneration Project
Area	66,260m ² (range of surface rights 56,900m ²)
Building Coverage Rate	Not exceeding 50%
Legal Bulk Rate	Not exceeding 300%
Develop Bulk Reward	Designated strategic redeveloped regions can apply for bulk reward for urban renewal one time more than the original reward.
Permitted Land Use Item	Including department stores, hotels, residences, health care and medical beauty facilities, duty-free shops, food courts and restaurants and other development products.
Qualifications	<ul style="list-style-type: none"> ※ General Qualifications : Limited companies are established based on Company Law, which can be single companies or enterprise alliances. No matter the applicant is a single company or an enterprise alliance, it is required to be a newly-founded company during application stage, and the newly-founded company shall bear joint responsibility with the applicant. ※ Competence Qualifications: <ol style="list-style-type: none"> 1. Applicants or their teams shall have the experience of developing ports, traffic transfer centers or large-scale business. 2. Financial Competence: <ul style="list-style-type: none"> • The paid-in capital of a single company shall be NTD500 millions or over. • The paid-in capital of the applicant of an enterprise alliance shall be over NTD500 millions, and the paid-in capital of the leading company shall be over NTD200 millions. • No record of a bounded check or violation of credibility in the most recent three years.

Benefits and Prospect / Estimated Return on Investment:

- The premium of the case is NTD1.142 billions, and the operation premium is levied from 2.8% of its total revenue annually. The rent for surface rights is charged from 1% of annual interest of declared land value during construction, 4% of that in the first ten years of operation, and 5% of that since the 11th year.
- The surface rights of the case is 50 years. It is estimated that the construction period of the investment company is 5 years, and that its operation period is 45 years. Total floor area under construction is around 429,086 square meters, and its engineering expense is around NTD12.8 billion. Its investment pay-back period is 21 years with 7.8% of IRR (the internal rate of return).

Policy Reward : As regulated in related government policies and articles.

Étant considéré comme « Projet Quatre Briques d'Or - Entrée de l'État » et faisant partie de quatre grands projets phares de la rénovation urbaine nationale pour attirer des investissements, le présent projet a le but de transformer Keelung en l'entrée du Nord Taiwan et une ville portuaire internationale. Grâce à l'intégration des installations matérielles telles que la gare de chemin de fer de Keelung, des autocars routiers et le transport maritime, ainsi qu'à la reconstruction du centre transporteur de transit et d'autres installations de commerces et de loisirs d'alentour, il est à espérer que ce projet permette non seulement d'améliorer la fonction de transport de Keelung et faciliter davantage le re-développement des vieux quartiers, mais aussi de rénover complètement les nœuds de communication importants de Keelung et de rendre la ville une nouvelle perspective et atmosphère.

L'objectif de ce projet est de camper Keelung comme le noyau de commerce et de tourisme. Grâce à la rénovation de la gare et de la zone portuaire, il attirera le développement des grands magasins, des hôtels, des résidences avec des vues, des soins de santé et des établissements médicaux de beauté, des magasins hors-taxe ainsi que des restaurants, et aidera à promouvoir le tourisme, les loisirs et le développement commercial en transition.

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