

TAIPEI TWIN TOWERS

國家門戶 首都地標

GATEWAY TO TAIWAN



Taipei Main Station Taipei Twin Towers Development



臺北市政府捷運工程局
Department of Rapid Transit Systems
Taipei City Government



仲量聯行

Authority in Charge: Department of Rapid Transit Systems, Taipei City Government

General Consultant: JLL

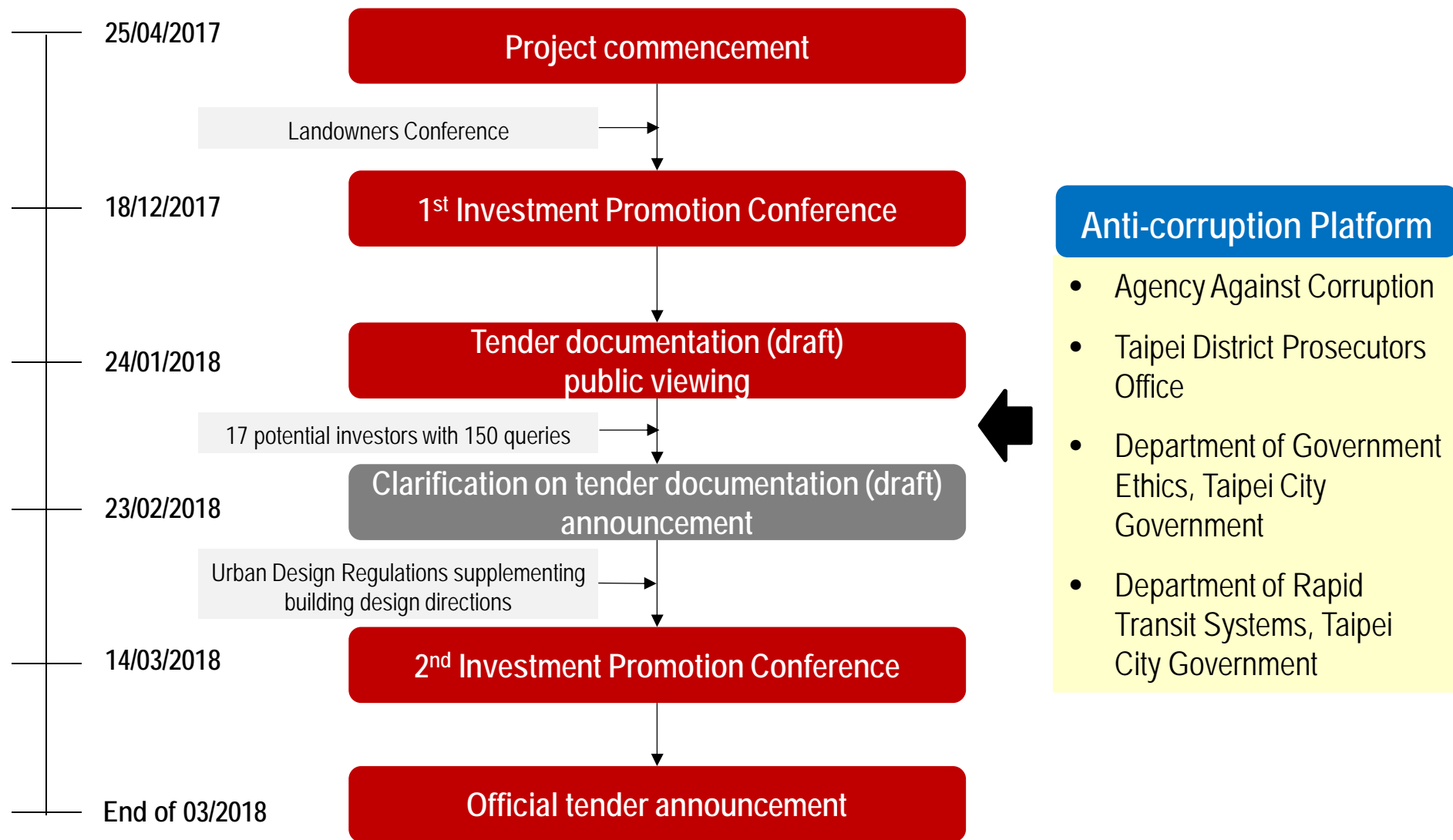
14 March 2018

Outline

- I. Development Site Profile
- II. Tender Qualifications
- III. Scheduled Timeline



Project timeline



I. DEVELOPMENT SITE PROFILE





Smart Railway Station

Site area: 13,078m
Floor area ratio: 1150%
Estimated total floor area: 203,200 m²

Taipei Travel Plaza

Site area: 18,512 m²
Floor area ratio: 1150%
Estimated total floor area: 302,700 m²

C1

D1

Mitsui Warehouse

Old Site of Taipei City Council

Urban Regeneration
Project of Taipei Post Office

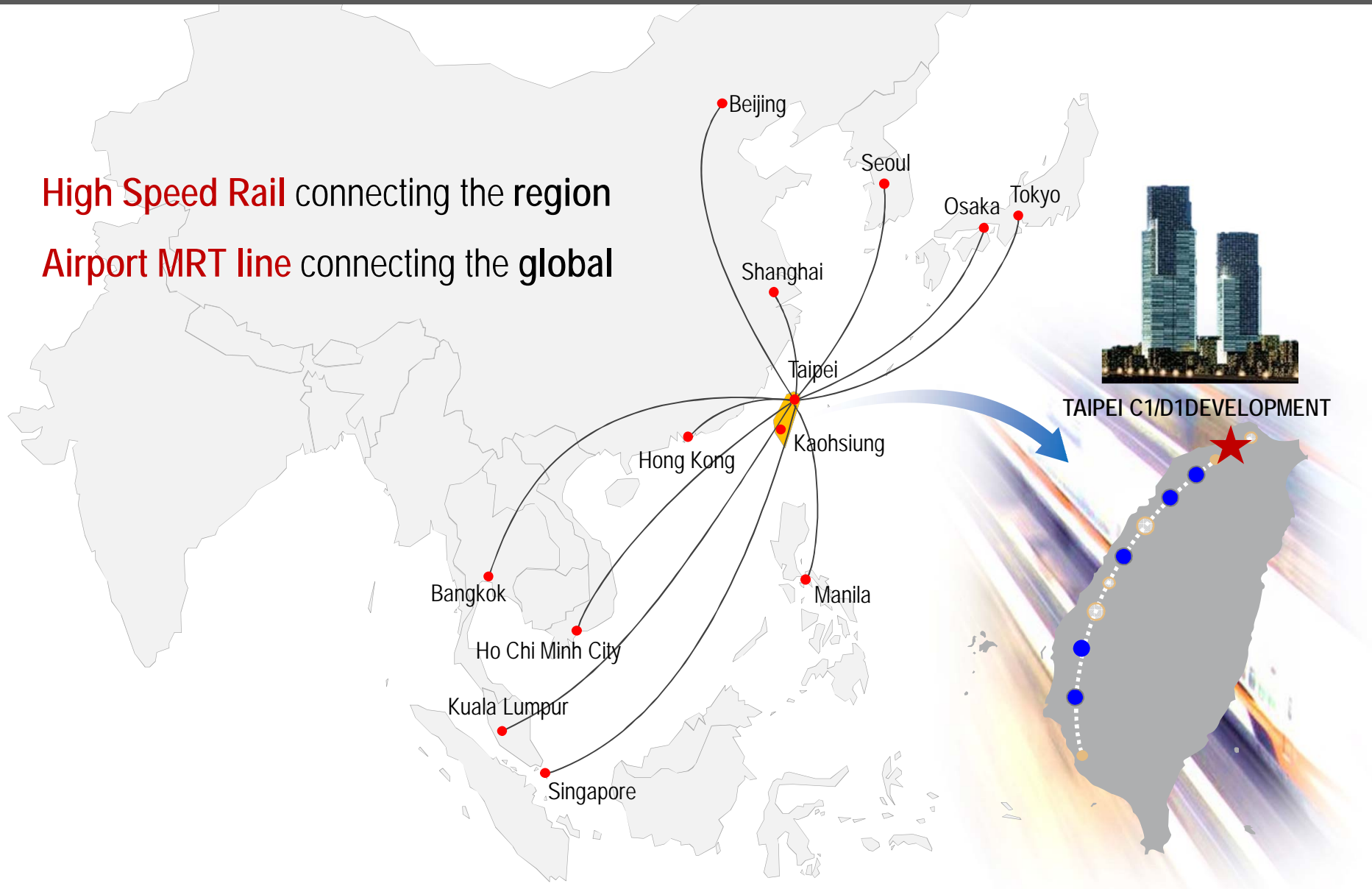
Beimen Plaza

Building design to be revised for investor's best use



TAIPEI TWIN TOWERS · GATEWAY TO TAIWAN

High Speed Rail connecting the region
Airport MRT line connecting the global



II. TENDER QUALIFICATIONS

1. Applicants' qualification credentials
2. Specifications review
3. Price evaluation
4. Contract signing and others



1. Applicants' qualification credentials

- The application may be filed by as many as **five entities**
- **Taiwanese company** and **foreign company** established under ROC laws and regulations
- The applicant is required to provide a Letter of Intent for partnership with the Parcel C1 landowner
- Development achievement completed by the Applicant (or included in financial statements) **between 2008 and 2017** that are the same or equivalent in nature with the Project with a single achievement value of more than **NT\$10 billion** or an accumulated actual achievement value of more than **NT\$30 billion**
- The **net value** of the applicant in the financial statements of the latest fiscal year (2017) as authenticated by ROC CPA shall not be lower than **NT\$16 billion**
- Application Bond: **NT\$537 million**

Insurance companies are allowed to participate for it is a public investment project

- The Project is a public investment coordinated with Taipei City Government West District Gateway Project
- According to the Letter issued by **Insurance Bureau, Financial Supervisory Commission** on 20 Sep. 2017, investment in the Project is permissible in accordance with **Article 146-5 of the Insurance Act**
- Percentage of investment volume can be higher than 45% or above; and it is allowed to lease the space acquired by landowners and operate and manage the development buildings on a consolidated basis

檔 號：
保存年限：
金融監督管理委員會保險局 函

地址：新北市板橋區縣民大道二段7號17樓
聯絡方式：陳瑜珊 02-8968-0899#0796

受文者：臺北市政府捷運工程局

發文日期：中華民國106年9月20日
發文字號：保局(財)字第10602504140號
速別：最速件
密等及解密條件或保密期限：
附件：

主旨：有關貴局為推動「臺北市西區門戶計畫臺北車站特定專用區C1/D1(東半街廓)土地開發案」函詢保險法規適用疑義一案，復如說明，請查照。

說明：

- 一、復貴局106年8月14日北市捷授北字第10630980100號函及106年8月31日會議研商結論辦理。
- 二、有關貴局來函所詢三項適用保險法規疑義，說明如下：
(一)所詢保險業得否依保險法第146條之5規定，以保險業資金辦理專案運用、公共及社會福利事業投資大眾捷運系統土地開發案件，且按專案運用辦法規定之投資範圍與限額應如何適用一節，按保險法第143條第1項規定，保險業不得為保證人，倘旨揭土地開發案招標文件規範無違反上開保險法第143條第1項規定，且貴局出具書面證明或於招標文件規範載明旨揭土地開發案係依據大眾捷運法等交通法規而配合政府政策辦理之公共投資，應可認屬保險法第146條之5授權訂定「保險業資金辦理專案運用公共及社會福利事業投資管理辦法」第3條第6款所稱「其他配合政府獎勵及建設之公共事業」及適用第7條第1項第2款第2目相關投資限額規範。

第1頁，共2頁

捷運局 1060921



AXAA10632210200

2. Specifications review

Assessment criteria	Major items to be assessed	Score
I. Experience and achievements	<ul style="list-style-type: none"> Applicants' experience, goodwill, financial capability and performance ability 	25
II. Design and construction plan	<ul style="list-style-type: none"> Landmark architectural design concept Development concept of Green Building (silver level and above), Smart Building, and sustainability Construction budget report, description of material specifications and equipment system Development schedule, construction management and quality plan Parking management plan (including MRT transfer parking management and financial planning) Traffic maintenance plan for construction/operation period Management plan for connecting with MRT system facilities 	30
III. Operation and management plan	<ul style="list-style-type: none"> Expected operating items, mode of operation and operational management plan Team-working conditions, capability and relevant experience Merchant management plan, marketing and promotion plan 	15
IV. Financial plan	<ul style="list-style-type: none"> Fund-raising plan and cash flow analysis Rights/interests allotment analysis Financial institution's Letter of Intent for providing financing 	15
V. Contribution to urban development	<ul style="list-style-type: none"> Positive impacts to the developments in the neighborhood and social welfare, etc. 	10
VI. Presentation and QA		5

- To become a qualified applicant shall receive at least **80 points** and only the **top 3** will enter the price evaluation

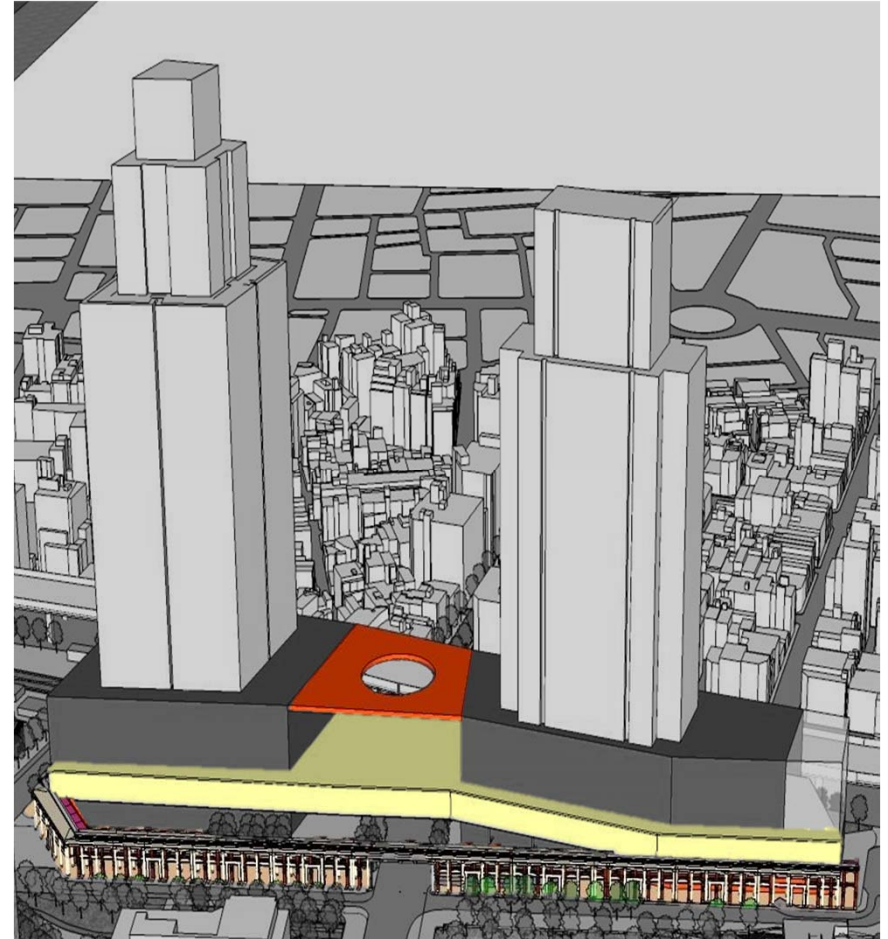
Design and construction plan

- **Landmark** architectural design concept
- Development concept of **Green Building (silver level and above)**, **Smart Building**, and sustainability
- Construction budget report, description of material specifications and equipment system
- **Development schedule**, construction management and quality plan
- **Parking management** plan
- **Traffic maintenance** plan for construction/operation period
- Management plan for connecting with MRT system facilities



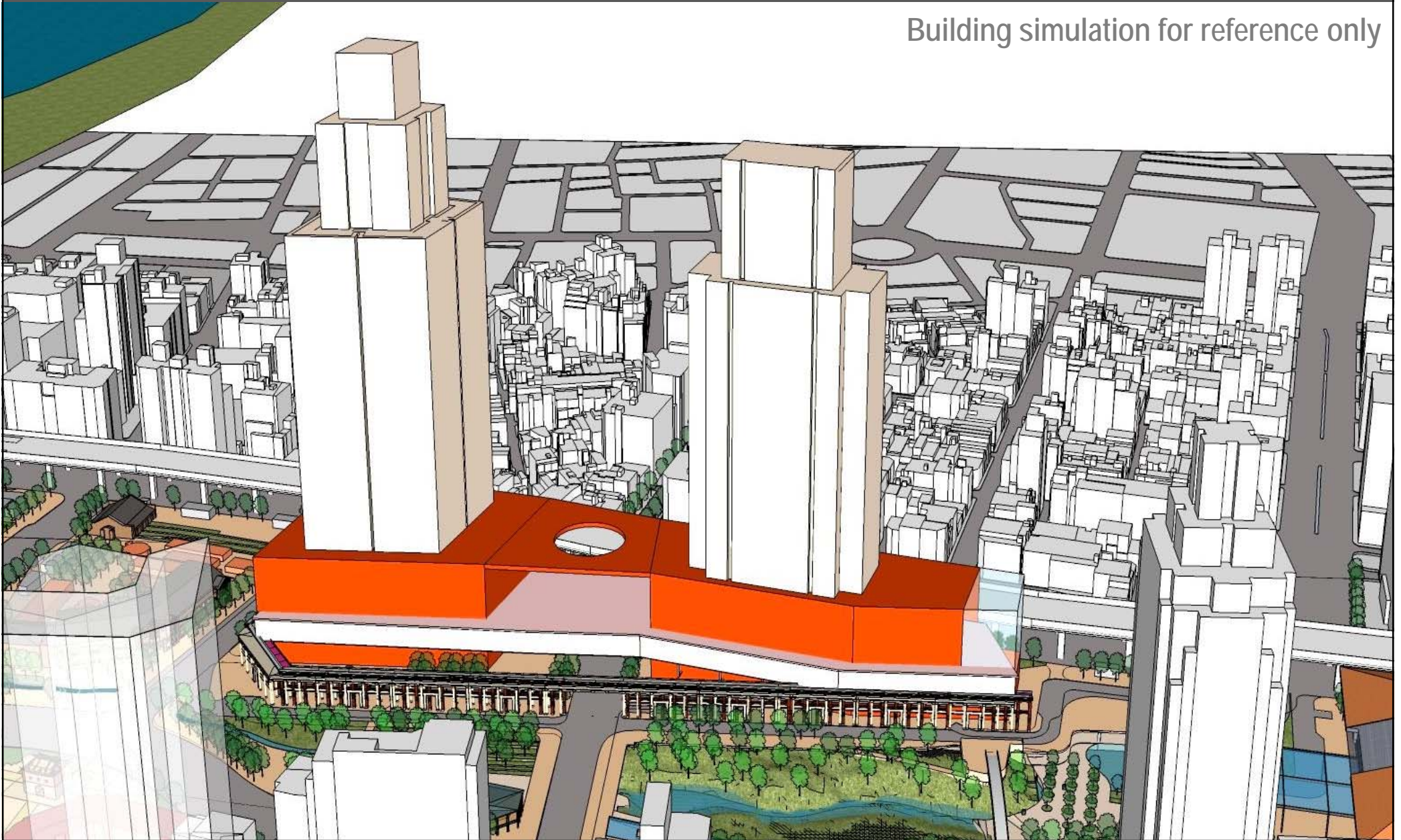
Building design directions

- This tender documentation has included the most updated (1 March 2018) **building design directions supplemented by the Urban Design Control Regulations of the Detailed Plan**
- The social welfare facilities, such as **artificial platforms, veranda** and other miscellaneous works shall comply with Article 99 of Building Act, **excluding Article 228 and 229 of Building Technical Regulations**



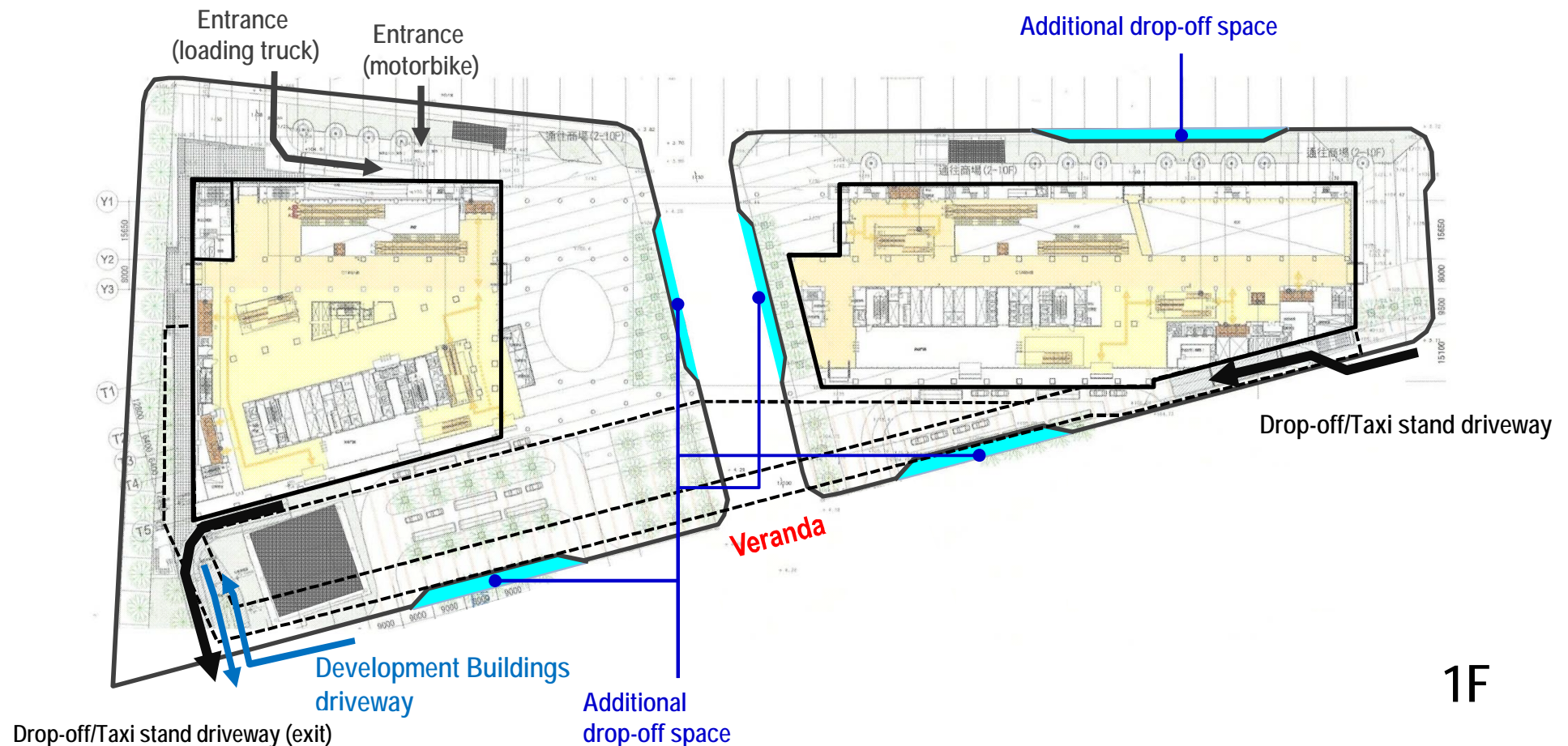
Building design directions

Building simulation for reference only



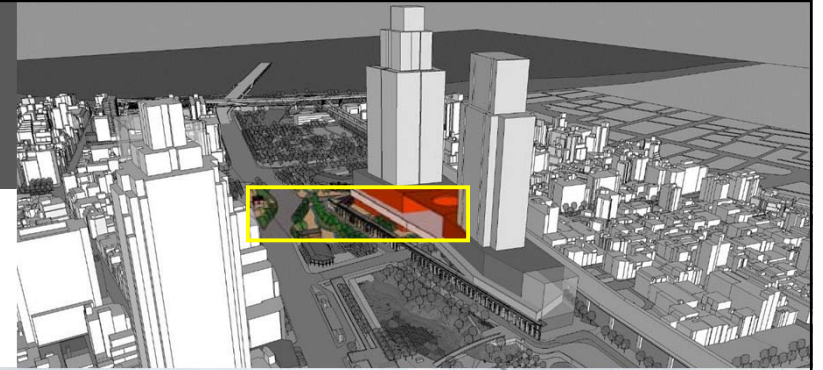
Transportation and parking

- When additional parking spaces are required, further evaluation shall be conducted, including existing facilities, station operation, structure techniques, etc., and comply with Urban Design Control Regulations



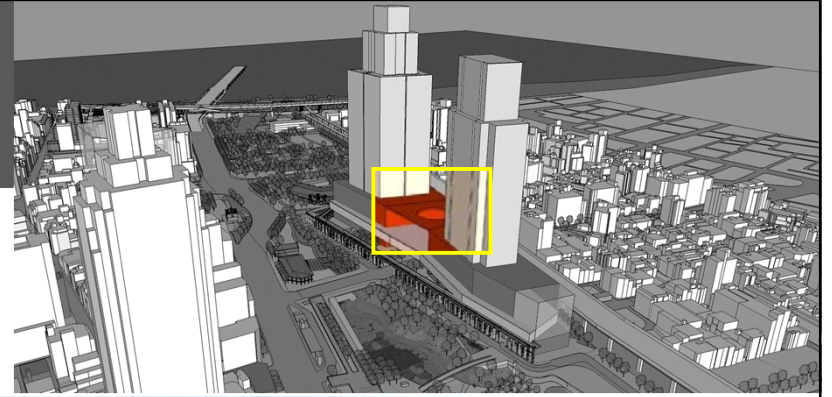
Partial building simulation image

- 22m balcony facing Beimen



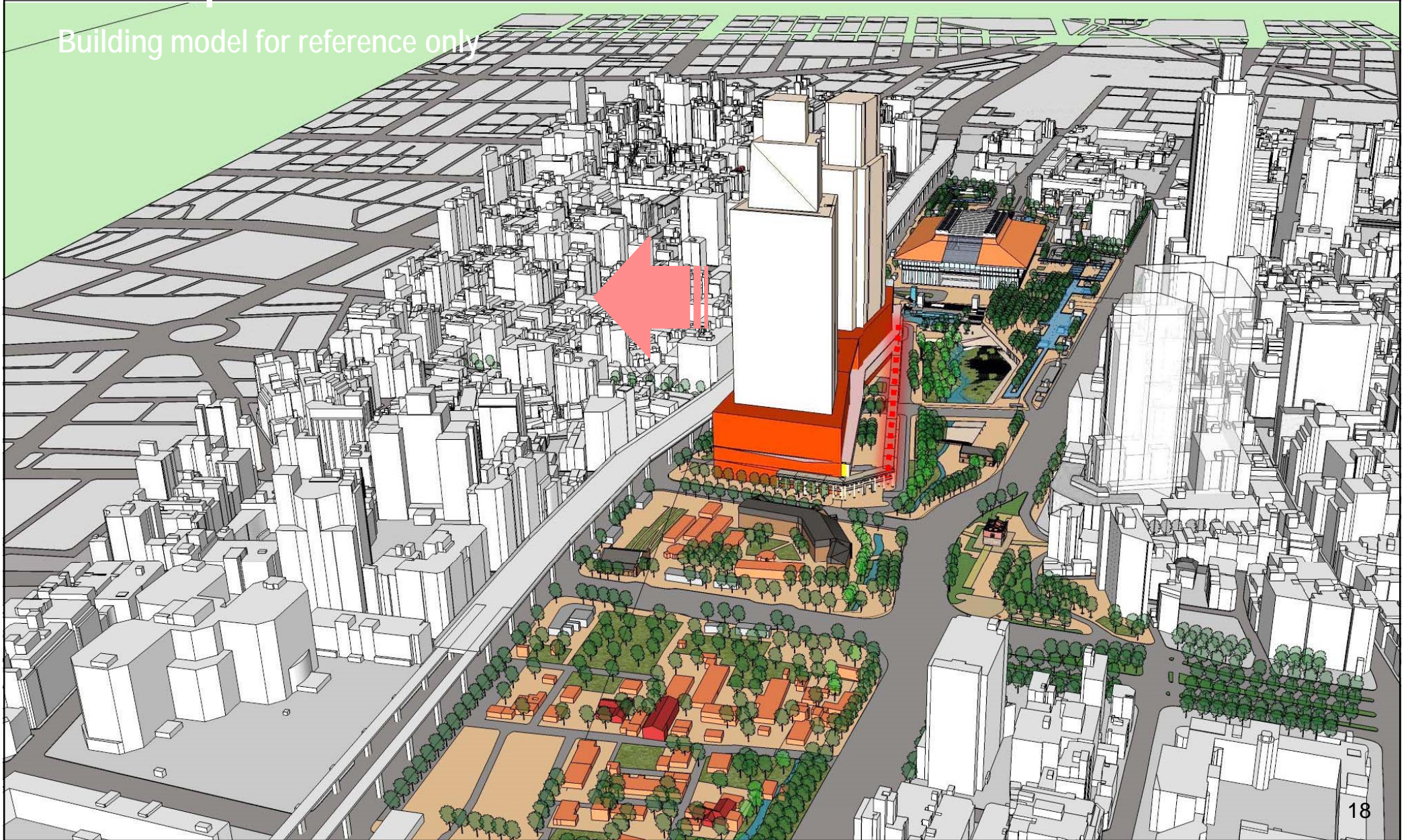
Partial Building Simulation Image

- 48m balcony facing Mt. Qixing and Jiancheng Circle



Connecting to the north neighborhood, accelerating urban development

Building model for reference only



3. Price evaluation

Evaluation Items	Minimum distribution ratio for landowner(s)		Leaseback rent
	C1	D1	Unit price of the average monthly rent in the first year
Base price	55%	50%	NT\$ 1,700/ping/month
Scoring methods	<ul style="list-style-type: none"> • Base price: 75 points • The minimum distribution ratio for landowner(s) promised by the Applicant shall be calculated to the <u>first decimal</u> • A 1% increase in the minimum distribution ratio for landowner(s) shall increase the score by 1 point and other scores shall be calculated proportionally 		<ul style="list-style-type: none"> • Base price: 75 points • The rent for the renewed lease shall be calculated to the <u>NT\$</u> • An increase of NT\$50/ping/month in the unit rent shall increase the score by 1 point and other scores shall be calculated proportionally
Weight	35%	35%	30%

- **The applicant with the highest score in the price evaluation shall be the Best Applicant**
- The applicant with the 2nd highest score in the price evaluation shall be the 2nd Best Applicant

Allotment principle and leaseback rent

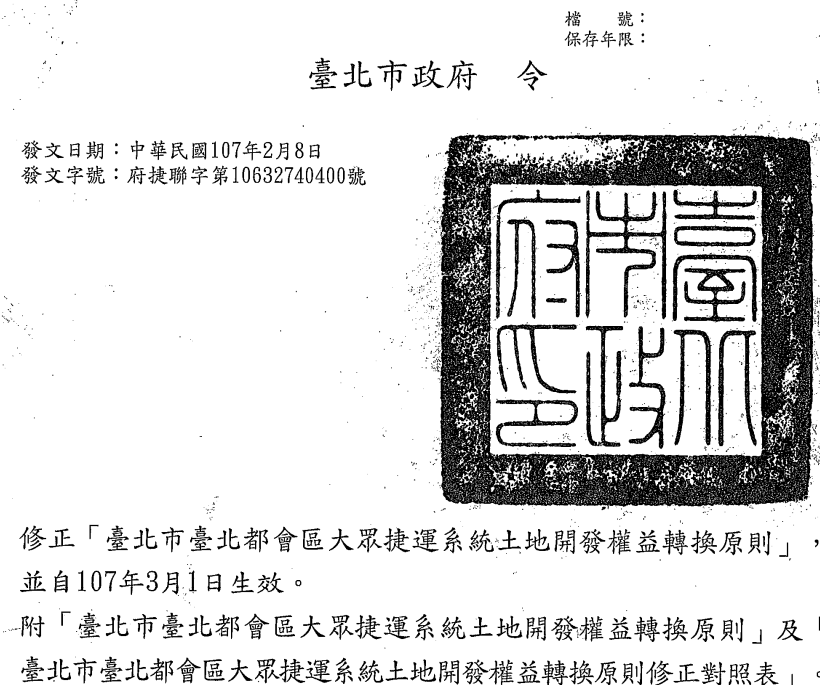
- The allotment for the landowners of public land and the land development agency shall **start downwards from the top or upwards from the bottom between the first floor and the top floor**, and shall be **concentrated and connected**
- **Office spaces** shall be prioritized for the allotment for landowners of private land, and shall be **concentrated and connected**
- Applicants shall propose leaseback rents for each product



Amendment of Land Development Rights and Interests Conversion Principles

- 8 Feb. 2018 announcement: Amendment of Taipei City Taipei Metropolitan Area Mass Rapid Transit System Land Development Rights and Interests Conversion Principles
 - Removing 'redistribution of excess earnings'
 - Adding supporting measures to enhance the mechanism's fairness and stability
 - Adjusting the payment methods of commissioned construction cost

Percentage of payment	Construction commencement	Top floor	Use Permit	Handover
Original	0%	60%	30%	10%
Revised	30%	40%	20%	10%



市長柯文哲

Calculation for leaseback rent

Base price: NT\$1,700/ping/month

C1 building leaseback rent

Product type	Estimated area (ping)	Monthly leaseback rent for the 1 st year (TWD/ping)
Office		
Retail		
Hotel		
:		
C1 parcel		

Note: Abovementioned figures exclude parking spaces.

D1 building leaseback rent

Product type	Estimated area (ping)	Monthly leaseback rent for the 1 st year (TWD/ping)
Office		
Retail		
Hotel		
:		
D1 parcel		

Note: Abovementioned figures exclude parking spaces.

Monthly leaseback rent per ping

$$= \frac{(\text{total monthly rent of C1 for the 1st year} + \text{total monthly rent of D1 for the 1st year})}{(\text{C1 total area} + \text{D1 total area})}$$

- Leaseback rent is **not adjusted for the first 5 years**; starting from the 6th year, it shall be adjusted when the accumulated growth of Taipei City Housing Rent Index reaches 3% and above.

Leaseback period and priority for lease renewal

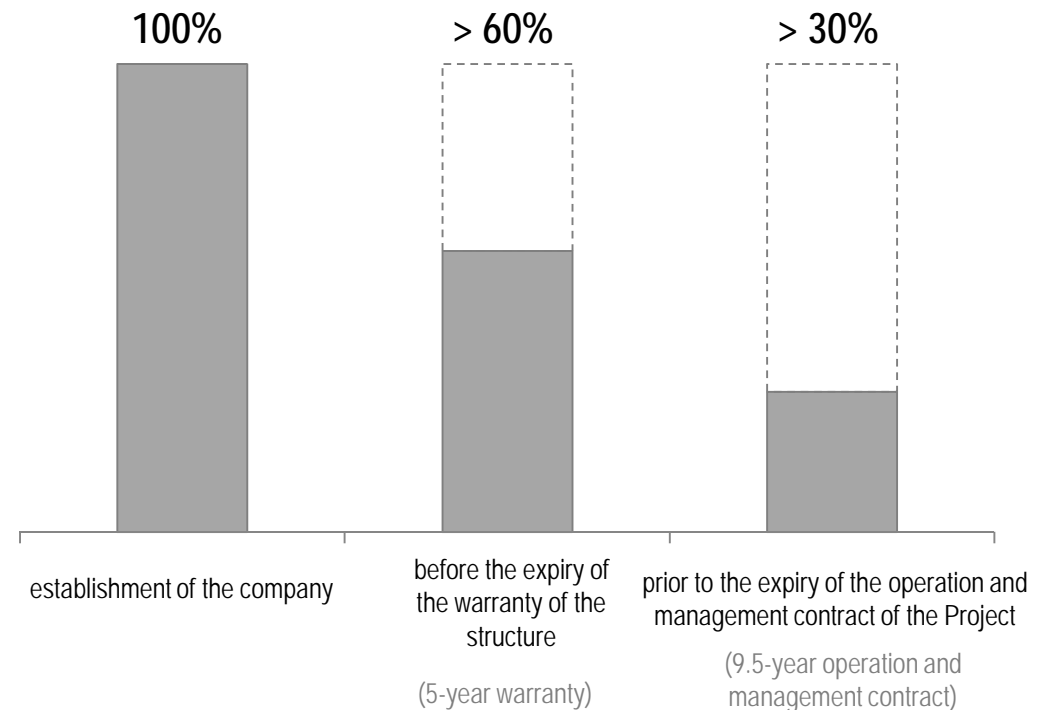
- The 1st leaseback period is 9.5 years with priority for lease renewal
- Conditions for lease renewal
 - Having no unpaid rents
 - Having no unrealized request for improvements
- Renewed rents shall be based on fair valuation and negotiated by both parties to meet mutual agreement



4. Contract signing and others

- The Best Applicant shall establish a **new project company** which shall sign an Investment Contract as the investor in this Project with the land development competent authority; and then conduct trust activities
- Performance Bond, **3% of the estimated investment and development expenses**, shall be paid before signing the Investment Contract
- The Investor shall only process sales after **obtaining the Use Permit and approval** from the land development competent authority

shareholding ratio of the original founders of the new project company in each stage



Note: The founders of the new project company shall be all members of the Best Applicant.

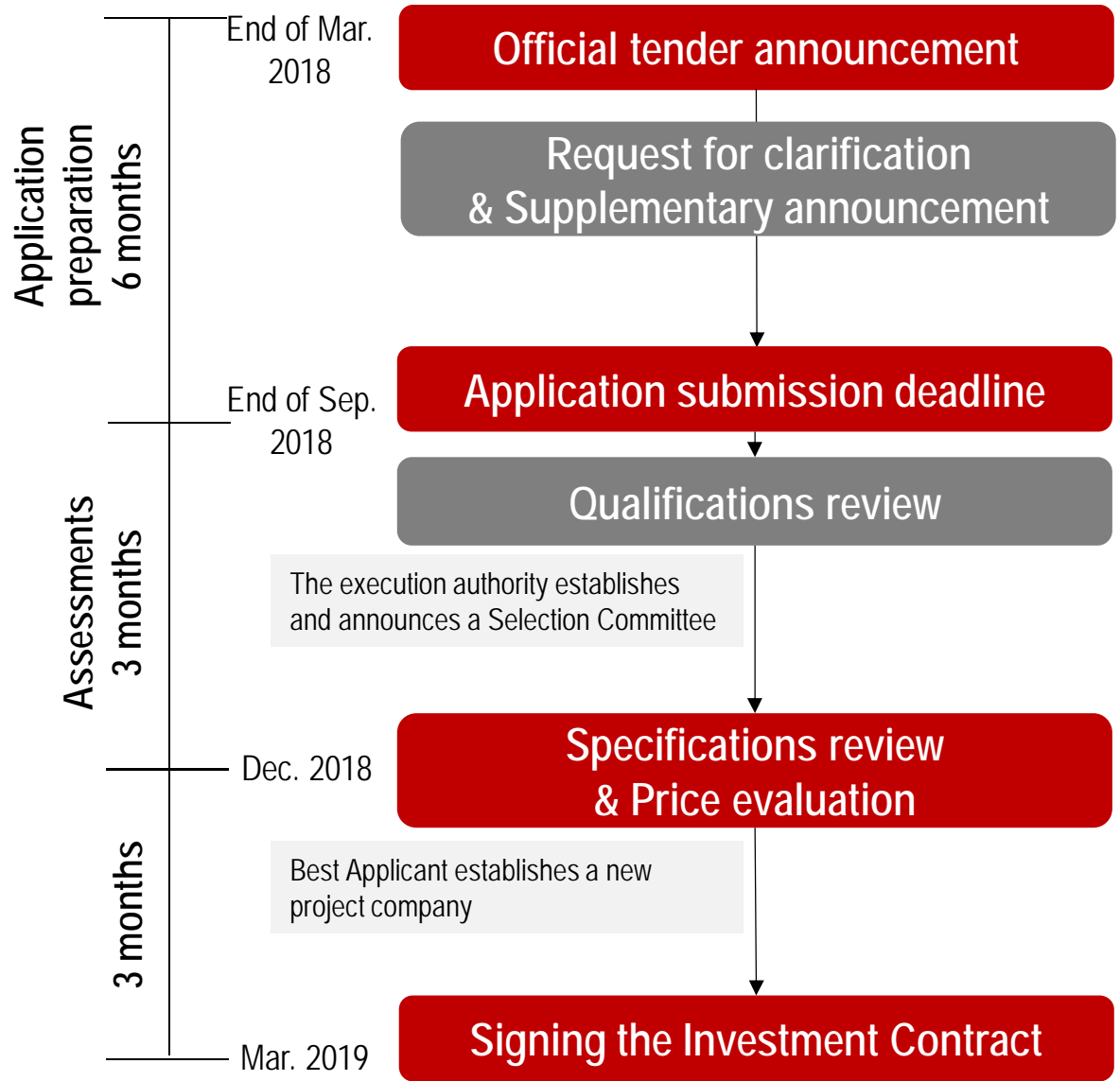
5. Land ownership

- D1 parcel: 100% public land
- C1 parcel: all landowners of private lands have signed Land Development Contract and agreed to participate in the joint development
- Signing Supplemental Contracts
 - **Minimum distribution ratio for landowner(s) – 55%**
 - **Office spaces shall be prioritized for the allotment for landowners of private land, and shall be concentrated and connected**
 - Abovementioned conditions only for this tender

D1 landowner	Land area (ping)	Percentage of landownership
R.O.C. (Taiwan Railways Administration, MOTC)	5,292.69	94.499%
R.O.C. (Bureau of High Speed Rail, MOTC)	308.10	5.501%
total	5,600.79	100%

C1 landowner	Land area (ping)	Percentage of landownership
Taipei City Government (Department of Finance, Department of Rapid Transit Systems)	3,230.09	81.648%
38 private landowners	726.01	18.352%
total	3,956.10	100%

III. Scheduled timeline



Anti-corruption Platform

- Agency Against Corruption
- Taipei District Prosecutors Office
- Department of Government Ethics, Taipei City Government
- Department of Rapid Transit Systems, Taipei City Government



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Thank you

Justice • Fairness • Transparency



DORTS, Taipei City Government

<http://www.dorts.gov.taipei>



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<http://www.jll.com.tw>

□ Taipei City Government
Anti-corruption Hotline: 1999 #1743
(outside Taipei City: 02-27208889 #1743)

□ JLL
Ethics Helpline: +1-877-540-5066
(global 24-hr services with all languages)

□ Agency Against Corruption
Anti-corruption Hotline: 0800-286-586