

交通部 113 年度招商大會參展機關提報案件(民參案件/亮點案件)

附表 1

案名：屏東縣大鵬灣風景特定區（遊三區）國際觀光遊憩設施興建營運移轉案

International Sightseeing Facilities Build-Operate-Transfer(BOT) of the Third Recreational Zone of Dapeng Bay National Scenic Area in Pingtung County.

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1.區位範圍：屏東縣東港鎮嘉南段 5-1、617-1、623-1 等 3 筆地號。 The Land No. 5-1, No. 617-1, and No. 623-1 of Jia-Nan Sec., Donggang Township, Pingtung County.</p> <p>2.基地面積：約 42.37 公頃。 Base area: about 42.37 ha</p> <p>3.土地使用分區及限制：遊憩區；建蔽率 15%、容積率 45%。 Land zoning and limitations: Recreational zone ; building coverage ratio 15%、floor area ratio 45%</p> <p>4.公共建設事業：觀光遊憩設施 Main infrastructure: Tourism and recreation facilities.</p> <p>5.附屬事業：經執行機關同意之設施，例如商店。 Ancillary enterprises : Facilities approved by the authorities, such as shops.</p>
2.公共建設類別 Project Sector	<p>觀光遊憩設施 Recreational facilities</p>
3.辦理方式 Models of Private Participation	<p>由政府提供土地予民間自行投資興建 Private investment to build on Government-owned land</p> <p>整建-營運-移轉 Build -Operate-Transfer (BOT)</p>
4.主辦機關 Authority-in-Charge	<p>交通部觀光署大鵬灣國家風景區管理處 Dapeng Bay National Scenic Area Headquarters, Tourism Administration, Ministry of Transportation and Communications.</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估約新臺幣至少 13 億元(不含權利金及土地租金) Approx. NTD 1.3 billion. (Royalties land-rentals excluded)</p>

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估約新臺幣至少 13 億元(不含權利金及土地租金) Approx. NTD 1.3 billion. (Royalties land-rentals excluded)
7.政府辦理項目 The Handing Matters of Government	土地交付。 Transfer of land using right.
8.民間可參與範圍 Scope of Private Participation	遊憩設施、飯店、商場及其附屬設施等 Recreational facilities, Hotel or resort accommodation facilities , retail spaces, etc.
9.民間投資可回收來源 Primary Sources of Revenue	觀光休閒設施收入(餐飲、住宿收入、休閒設施收入等) Revenue from sightseeing and leisure facilities (catering, accommodation, leisure facilities, etc.)
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	1.土地租金：依據「促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法」第 2 條規定計收。 Land rent : Based on the Article 2 of ‘Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects’ 2.權利金：開發及營運權利金 Royalties : Development, Operate royalties
11.計畫許可年期 Concession Period	50 年 50 years
12.計畫依據或其它涉及法規 Related Laws and Regulations	促參法及相關法規 Act for Promotion of Private Participation in Infrastructure projects and other related regulations and laws.
13.目前辦理/規劃階段 Current Status	公告招商作業準備 Preparing the Invitation to Tender

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14.規劃辦理期程 Schedule	1. 招商準備階段(111.10~111.11) Tendering Preparation (October 2022 – November 2022) 2. 政策公告階段(111.12~112.3) Public Notice Phase (December 2022 – March 2023) 3. 初審階段(112.4~113.6) Initial Evaluation Procedures (April 2023 – June 2024) 4. 公告招商作業(113.12~114.2) Invitation to Tender (ITT) (December 2024 –February 2025) 5. 甄審及評決作業(114.3~114.4) Screening and Evaluation (March 2025 – April 2025) 6. 議約及簽約作業(114.5~114.6) Contract Negotiation and Signing (May 2025 –June 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 (Must be accordance with related regulations).
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	禁止及限制 Forbidden and Limited.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	符合「促進民間參與公共建設法之重大公共建設範圍」，將可適用「促進民間參與公共建設法」及「屏東縣促進民間機構參與重大公共建設減免地價稅房屋稅及契稅自治條例」之相關租稅獎勵。 According to ‘Scope of Major Infrastructure Projects Under the Act for Promotion of Private Participation in Infrastructure Projects’, related tax preferences based on Act for Promotion of Private Participation in Infrastructure Projects’ and ‘Taipei City Act for Promotion of Private Participation in Major Infrastructure Projects - Reduction or Exemption of Land Value Tax, Building Tax and Deeds Tax’ are applicable for this project.
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	區位圖 Location Map

項目 Item	內容 Contents
	 <p>基地範圍</p> <p>0 100 200 400M</p> <p>N</p> <p>參考配置圖</p>  <p>蜜月花園水療體驗區 ① 花園水療池 ② 清國人造沙灘 ③ 清灣酒吧餐廳泳池 ④ 渡假庭園小碼頭</p> <p>水上屋秘境區 ⑤ 水上屋住宿區 ⑥ 清灣音樂酒吧</p> <p>潛水學堂 ⑦ 潛水學堂 ⑧ 潛水出發區 ⑨ 水上屋區房間</p> <p>清灣VILLA區 ⑩ 入口服務會館 ⑪ 水潭森林VILLA區 ⑫ 淨水處理設施 ⑬ 海灣泳池區 ⑭ 流水人家VILLA區 ⑮ 停車場</p> <p>清灣之風</p> <p>柱圖三</p>
19.其他補充資料 Other Supplementary Information	無 none
20.預期效益 Expected Benefits	<p>1. 以兼顧生態保育、觀光遊憩與水共生之國際級水陸渡假區之政策發展方向。 The policy development direction of the international-level Minamata Resort, which combines ecological conservation tourism and water symbiosis.</p> <p>2. 帶動產業升級、促進地方繁榮。 Upraising Relevant Industries; Promoting Local Development Progress.</p>

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21.主辦機關聯絡窗口 Contact Method	<p>單位名稱(Authority)：交通部觀光署大鵬灣國家風景區管理處企劃科 Planning Division, Dapeng Bay National Scenic Area Headquarters, Tourism Administration, Ministry of Transportation and Communications.</p> <p>聯絡人：陳虹琪 Contact：Ms. Hung-Chi Chen</p> <p>職稱：技士, Associate Technical Specialist</p> <p>電話：08-8338100 Ext. 133 Tel：08-8338100 Ext. 133</p> <p>傳真：08-8352584 Fax：886-8-8352584</p> <p>電子信箱：hungchi-dbnsa@tad.gov.tw E-mail: hungchi-dbnsa@tad.gov.tw</p>