

交通部 113 年度招商大會參展機關提報案件(民參案件)

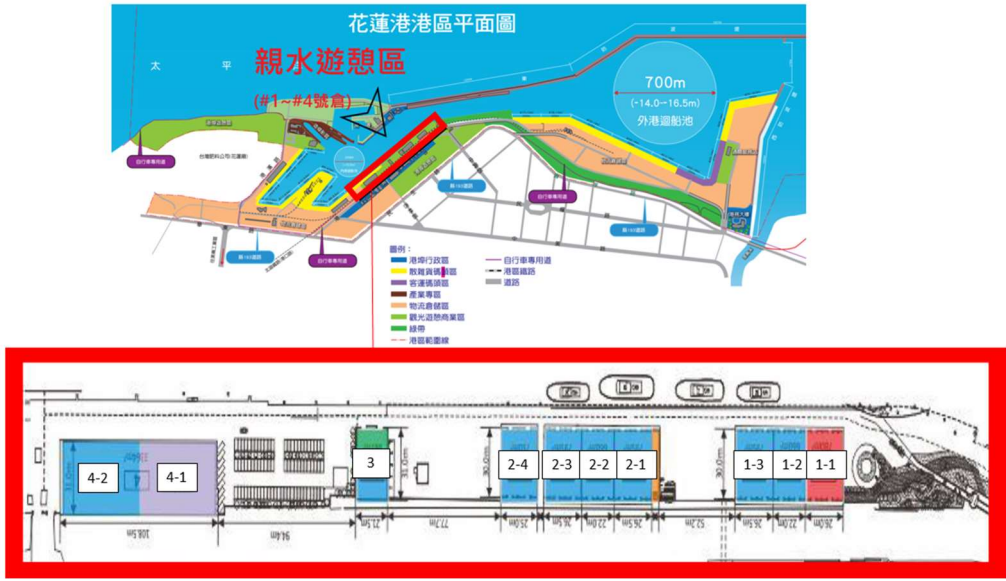
附表 1

案名：花蓮港親水遊憩區 1~4 號倉招商案

Tourist Recreation And Business Zone Warehouses 1-4 , Port of Hualien

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1. 區位：花蓮港親水遊憩區 1~4 號倉 Location: Tourist Recreation And Business Zone Warehouses 1-4, Port of Hualien 2. 面積：總計約 9443 平方公尺 Site area: Total area is 9,443m ² 3. 土地使用分區：港埠用地親水遊憩區 Land use zoning: Tourist Recreation And Business Zone of Port area
2.公共建設類別 Project Sector	港埠建設 Port construction and its related facilities
3.辦理方式 Models of Private Participation	既有建物出租 Existing buildings for rent
4.主辦機關 Authority-in-Charge	臺灣港務股份有限公司花蓮分公司 Port of Hualien, Taiwan International Ports Corp., Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 10.07 億元 Estimated of NTD 1.007 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 10.07 億元 Estimated of NTD 1.007 billion\
7.政府辦理項目 The Handling Matters of Government	土地交付 Transfer of land use right

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8.民間可參與範圍 Scope of Private Participation	<p>含百貨商場、市場（超級市場、零售市場、攤販集中場）、展覽場（館）、量販店、批發場所（倉儲批發、一般批發、農產品批發）、店鋪、一般零售場所、日常用品零售場等用途。</p> <p>Permitted uses include department stores, markets (supermarkets, retail markets, vendors), exhibition halls, hypermarkets, wholesale venues (warehouse wholesale, general wholesale, agricultural product wholesale), shops, general retail spaces, daily necessities retail spaces, etc.</p>
9.民間投資可回收來源 Primary Sources of Revenue	<p>開發項目之營運收益</p> <p>Revenue of development projects</p>
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	<p>土地租金與管理費(含固定管理費及變動管理費)</p> <p>Land rent and management fee(include fixed and floating management fee)</p> <ol style="list-style-type: none"> 1. 土地租金：每年新臺幣 37 萬 7,720 元整。 Land rentals：NT\$377,720/year 2. 設施租金：每年新臺幣 515 萬 3,369 元整。 Facilities rentals：NT\$5,153,369/year 3. 管理費：包含固定管理費及變動管理費 Management fees：Including fixed management fee and change management fee, the amount of which is subject to the investment announcement. 4. 上述金額依招商公告為準 The amount of the above is subject to the investment announcement.
11.計畫許可年期 Concession Period	<p>投資期限：依投資人財務計畫評估契約年限，原則為 15 年，屆期可提出續租申請。</p> <p>Investment period: The contract duration will be evaluated based on the investor's financial plan. In principle, it will be 15 years, with the possibility of applying for renewal.</p>
12.計畫依據或其它涉及法規 Related Laws and Regulations	<p>商港法</p> <p>The Commercial Port Law</p>
13.目前辦理/規劃階段 Current Status	<ol style="list-style-type: none"> 1. 花蓮港親水遊憩區 1~4 號倉目前刻正辦理建築物優化整建事宜，預計於 114 年 12 月 31 日前可完成 1 倉整建，其餘倉間及公共區域整建將於 115 年至 116 年間陸續完工。 <p>The optimization and renovation of warehouses 1-4 are in progress. The renovation of Warehouse 1 is expected to be completed by December 31,</p>

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	<p>2025. The remaining warehouses and public areas will be gradually completed between 2026 and 2027.</p> <p>2. 於倉庫整建期間，將與潛在業者接洽。 During the warehouse renovation period, potential operators will be approached.</p>
14.規劃辦理期程 Schedule	<p>預計公告時程為 114 年 10 月 Announcement of Invitation to Tender : October, 2025</p>
15.是否禁止或限制 外商申請 Applicability of Foreign Investment	<p>未禁止或限制（但須符合相關法令規定） Not forbidden or limited while has to be in accordance with related regulations</p>
16.是否禁止或限制 陸資申請 Applicability of Mainland Capital Investment	<p>是 Investors from Mainland China are currently NOT allowed.</p>
17.是否適用相關稅 獎勵及法令依據 Tax Preferences and Legal basis	<p>無 None</p>
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	

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19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	1.促進地區發展 Stimulation of regional development. 2.創造就業人口 Creation of employment opportunities.
21.主辦機關聯絡窗口 Contact Method	單位名稱：臺灣港務股份有限公司花蓮港務分公司 Authority：Port of Hualien, Taiwan International Ports Corp., Ltd. 聯絡人：副管理師 楊雅茜 Contact Person：Associate Administrator ,Yang Ya-Chien 電話：03-8325131#2415 Tel：886-3-8325131#2415 傳真：03-8324376 Fax：886-3-8324376 電子信箱：Alice.Yang@twport.com.tw Email：Alice.Yang@twport.com.tw