

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：高雄港 21 號碼頭後線土地招商投資案

Private Investment and Business Attraction Project：Wharf no.21 rear land, Port of Kaohsiung

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：高雄港 21 號碼頭後方土地。 Location：Wharf no.21 rear land, Port of Kaohsiung</p> <p>2. 基地面積：全區約 16,792 平方公尺。 Site Area：Whole area approximately 16,792 m²</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 本案土地使用分區：第四種特定文化休閒專用區。 Land Use Zoning：Specific Cultural Leisure dedicated Zone (2) 容積率及建蔽率依據變更高雄多功能經貿園區特定區計畫細部計畫規定辦理。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are executed in accordance with Kaohsiung Multi-functional Commerce Trade Park special district plan detailed Plan.</p> <p>4. 公共建設事業：商業及辦公大樓空間、旅宿空間。 Infrastructure projects：Commercial & office building；Boutique hotel</p> <p>5. 附屬事業：各項附屬事業之開發作業若涉及相關法規規定，須由民間機構依據該管理法規辦理。 Ancillary enterprises：The development of the ancillary enterprises should comply with related laws and regulations if applicable. The Private institution should also comply with the governing laws and regulations.</p>
2.公共建設類別 Project Sector	<p>親水遊憩觀光設施 Water-based recreational and tourist facilities.</p>
3.辦理方式 Models of Private Participation	<p>開發地上權 Development of Superficies</p>
4.主辦機關 Authority-in-Charge	<p>高雄港區土地開發股份有限公司 Kaohsiung Port Land Development Co., Ltd</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估新臺幣 100 億元 Estimated of NTD 10 Billion</p>
6.預計民間投資金額(億元) Estimated Investment	<p>預估新臺幣 100 億元 Estimated of NTD 10 Billion</p>

項目 Item	內容 Contents
Amount (NTD)	
7.政府辦理項目 The Handing Matters of Government	無 none
8.民間可參與範圍 Scope of Private Participation	全部 Entire area
9.民間投資可回收來源 Primary Sources of Revenue	商業、辦公大樓、飯店大樓收入及租金收入 Commercial, Hotel and office building rent benefit
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	<p>1. 土地租金：租賃標的面積 x 簽約日當期土地公告地價年息 1.5%） +（租賃標的面積 x 當年度土地公告地價年息 2%） Land rentals：(Leased area × 1.5% of annual land price interest announced on contractual date) + (Leased area × 2% of annual land price interest announced at current year)</p> <p>2. 權利金 Royalties： (1) 開發權利金：依實際公告為準 Development royalty：Based on the actual announcement. (2) 變動權利金：依營業收入比率抽取。 Varied operating royalty：Collected according to the percentage of the revenue.</p> <p>3. 地上物既有財產補償費：開發整地挖除既有大客車停車位需繳納補償費 405 萬元 Compensation fee for existing property on the ground： Compensation fee of NTD 4.05 million is required for land preparation and excavation of existing bus parking spaces</p>
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	商港法 The Commercial Port Law
13.目前辦理/規劃階段 Current Status	規劃招商準備階段 Planning for tender preparation stage
14.規劃辦理期程 Schedule	預計民國 112 年第四季辦理公告招商。 The invitation to tender is expected to be processed in the fourth quarter

項目 Item	內容 Contents
	of 2023
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 while has to be in accordance with related regulations
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	禁止陸資投資 Not open to mainland capital investment
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	適用「高雄市政府獎勵企業總部進駐亞洲新灣區作業要點」 Applicable for the Key Points for Kaohsiung City Government's Incentives for Corporate Headquarters to Settle in the Asia New Bay Area
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	
19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	<ol style="list-style-type: none"> 1. 充實都會機能且落實舊港口轉型五年計畫 Enhance urban functions and implement the Old Port Transformation Five-Year Plan. 2. 促進高雄市觀光發展 Promote tourism development in Kaohsiung City. 3. 提升高雄市產業水準及改善環境品質 Elevate the industrial standards and enhance environmental quality in Kaohsiung City. 4. 配合高雄捷運黃線發展區域產業機能

項目 Item	內容 Contents
	Coordinate with the development of regional industrial functions in conjunction with the Kaohsiung MRT Yellow Line.
21.主辦機關聯絡窗口 Contact Method	單位名稱：高雄港區土地開發股份有限公司 Authority：Kaohsiung Port Land Development Co., Ltd 聯絡人：專員 褚昱佳 Contact Person：Project Clerk, Chu Yuh Jia 電話：07-5319000#1136 Tel：886-7-5319000 ext. 1136 傳真：07-5511599 Fax：886-7-5511599 電子信箱：eaglechu @kpld.com.tw E-mail：eaglechu @kpld.com.tw