

交通部 114 年度招商大會參展機關提報案件(民參案件)

附表 1

案名：臺中港港埠產業發展專業區(1)87,600 平方公尺土地興建營運投資案

Investment of Special Zone (1) for Port Industry Development, Port of Taichung

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：位於臺中港港埠產業發展專業區(1) Location： Special Zone (1) for Port Industry Development</p> <p>2. 基地面積：8.76 公頃。 Base area： Approximately 8.76 ha.</p> <p>3. 土地使用分區及限制：港埠產業發展區(1)；建蔽率 70% ；容積率 360%。 Land zoning and limitations： Special Zone for Port Industry Development (1); building coverage ratio:70%, floor area ratio: 360%.</p> <p>4. 公共建設事業：配合港埠發展政策相關產業且經許可使用，但不得作為散貨露天堆置場。 Main infrastructure： Business that conforms with the purpose of port development policies and with permission. Bulk cargo stacking site is not allowed.</p> <p>5. 附屬設施：公共道路、自來水及電力管線均已設置。 Ancillary enterprises： Public roads, tap water pipes, and electric transmission cables are all constructed.</p>
2.公共建設類別 Project Sector	<p>港埠及其設施 Port construction and its related 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>
4.主辦機關 Authority-in-Charge	<p>臺灣港務股份有限公司臺中港務分公司 Port of Taichung, Taiwan International Ports Corporations, Ltd.</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估新臺幣 21.33 億元 Estimated NTD 21.33 billion</p>

項目 Item	內容 Contents
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 21.33 億元 Estimated NTD 21.33 billion
7.政府辦理項目 The Handing Matters of Government	土地交付 Transfer of land use right
8.民間可參與範圍 Scope of Private Participation	配合港埠發展政策相關產業且經許可使用，但不得作為散貨露天堆置場 Business that conforms with the purpose of port development policies and with permission. Bulk cargo stacking site is not allowed.
9.民間投資可回收來源 Primary Sources of Revenue	開發項目之營運收益 Revenue of development projects
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金與管理費(含固定管理費及變動管理費) Land rent and management fee (including fixed and variable management fee)
11.計畫許可年期 Concession Period	依公告招商文件規定為準 According to regulations stated in the public tender documentation
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	招商準備階段 Enterprises recruitment phase
14.規劃辦理期程 Schedule	預計 115 年底前公告招商 Invitation to tender around the end of 2026.

項目 Item	內容 Contents
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	是 Investors from Mainland China are currently NOT allowed.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	自由貿易港區設置管理條例之租稅優惠 Tax Preference, such as tariff, commodity tax and business tax (as stated the Act of Establishment and Management of FTZ)
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

項目 Item	內容 Contents
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臺中港務分公司 Authority：Port of Taichung, Taiwan International Ports Corporations, Ltd. 聯絡人：經理 張琰恩 Contact：Manager, Chang Rou-En 電話：04-26642170 Tel：886-4-26642170 傳真：04-26642199 Fax：886-4-26642199 電子信箱：rouen6213@twport.com.tw E-mail：rouen6213@twport.com.tw