

交通部 114 年度招商大會參展機關提報案件(民參案件/亮點案件)

案名：臺北港交通服務區招商案

Harbor traffic and leisure service Project, Port of Taipei

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1. 區位範圍：臺北港交通服務區土地 Location: Harbor traffic and leisure service area, Port of Taipei 2. 基地面積：約 3 公頃 Base area: about 3 ha 3. 土地使用分區及限制：交通服務用地，容積率 70%、建蔽率 30 % Land Use Zoning and limitations: traffic-related services, floor area ratio=70%、building coverage ratio=30% 4. 公共建設事業：提供到港車輛、駕駛與旅客臨時休憩使用、貨物轉運、汽車及貨櫃修理、倉儲物流、停車、加油給水等交通服務機能，亦得允許餐飲、購物、零售商場等使用。 Main infrastructure：Provide transportation service functions such as temporary rest place use by drivers of arriving vehicles and passengers, diversion of goods supplies, repair of automobiles and trucks, storage, parking, fueling and water supply, and catering, shopping and retail are permitted.
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	政府提供土地予民間自行投資興建 Private investment to build on Government-owned land
4.主辦機關 Authority-in-Charge	臺灣港務股份有限公司基隆港務分公司 Taiwan International Ports Corp., Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 3.28 億元 Estimated of NTD 328 million

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 3.28 億元 Estimated of NTD 328 million
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	提供到港車輛、駕駛與旅客臨時休憩使用、貨物轉運、汽車及貨櫃修理、倉儲物流、停車、加油給水等交通服務機能，亦得允許餐飲、購物、零售商場等使用。 Provide transportation service functions such as temporary rest place use by drivers of arriving vehicles and passengers, diversion of goods supplies, repair of automobiles and trucks, storage, parking, fueling and water supply, and catering, shopping and retailing are permitted.
9.民間投資可回收來源 Primary Sources of Revenue	收取停車費、加油水服務、餐飲、零售、購物、汽修、倉儲物流等服務收入。 Revenue from customer's parking fee, fueling and water supply, and catering, shopping, retail, storage and so on.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	1. 土地租金單價 Land rent (1) 港區線內（面積約 0.81 公頃）：新臺幣 255 元/年/平方公尺（區段值×租金率 5%） Inside the port area line (about 0.81 ha) : NTD 255/year/m² (section value × rental rate of 5%) (2) 港區線外（面積約 2.2 公頃）：新臺幣 546 元/年/平方公尺（當年度公告地價×租金率 6.5%，隨公告地價調整） Outside the port area (about 2.2 ha) : NTD 546/year/m² (Announced land price × rental rate of 6.5%, adjusted with the announcement of the land price) 2. 管理費：包含固定管理費及變動管理費（其金額依招商公告為準） Management fee : including fixed and floating management fee (Subject to the investment tender notice)

項目 Item	內容 Contents
11.計畫許可年期 Concession Period	依實際工程決算金額，每公頃投資額比例計算（最長 30 年） Calculated based on a final investment-per-hectare amount. (Maximum 30 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	先期規劃階段 Preliminary planning
14.規劃辦理期程 Schedule	114 年第 4 季公告招商 The invitation to tender begins in the fourth quarter of 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 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	無 None

項目 Item	內容 Contents
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<u>區位圖 Location Map</u>  交通服務區 約3公頃 港區內0.8公頃 港區外2.2公頃 
19.其他補充資料 Other Supplementary Information	如需辦理業態環境影響評估，由業者自行處理 If an environmental impact assessment is needed, it should be handled by the investor.

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20.預期效益 Expected Benefits	促進地區發展、創造就業人數約 100-300 人 Facilitating the regional development and creating 100-300 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基隆港務分公司臺北港營運處 Authority：Taipei Port Branch Office, Port of Keelung, Taiwan International Ports Corp., Ltd. 聯絡人：管理師 李巧齡 Contact Person：Administrator, Ms. Lee 電話：02-26196097 Tel：886-2-26196097 電子信箱：chiaoling@twport.com.tw E-mail：chiaoling@twport.com.tw