

交通部 114 年度招商大會參展機關提報案件(民參案件)

案名：臺東縣綠島朝日度假園區興建營運移轉(BOT+ROT)案

Taitung County Green Island Zhaori Resort Park BOT+ROT Project

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：臺東縣綠島鄉南岬地區。 Location：South Cape Area, Ludo (Green Island), Taitung County</p> <p>2. 基地面積：全區約 139,397.25 平方公尺。 Site Area：Whole area approximately 139,397.25 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：海底溫泉區、露營區、旅遊服務區。 Land Use Zoning：Submarine Hot Spring Zone, Camping Zone, and Tourist Service Zone. (2) 容積率及建蔽率依據綠島特定風景區都市計畫細部計畫規定辦理。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) shall be governed by the provisions stipulated in the Detailed Plan of the Urban Planning for the Green Island Special Scenic Area.</p> <p>4. 公共建設事業：溫泉遊憩設施、旅宿、露營區、遊客服務中心 Hot spring area、Resort hotel、camping area、Visitor Information Center</p>
2.公共建設類別 Project Sector	<p>觀光遊憩設施 Tourist attractions and lodgings</p>
3.辦理方式 Models of Private Participation	<p>政府規劃 Government Planned BOT+ROT</p>
4.主辦機關 Authority-in-Charge	<p>交通部 Ministry of Transportation and Communications</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>7.17 億元 Estimated of NTD 7.17 billion</p>

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	7.17 億元 Estimated of NTD 7.17 billion
7.政府辦理項目 The Handing Matters of Government	經公開評選委託實施者 Public Criticism Of The Election For The Practical Application Of The Actual.
8.民間可參與範圍 Scope of Private Participation	視個案評估 Evaluated by case
9.民間投資可回收來源 Primary Sources of Revenue	溫泉設施門票、住宿及餐飲、露營營位出租、商品販售及場地出租等收入 Revenues from hot spring facility admission tickets, accommodation and dining, campsite rentals, merchandise sales, and venue rentals.
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」規定計收。 Land rentals : Calculated and collected according to the Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects 2. 權利金 Royalties : (1) 開發權利金：新臺幣 50,000,000 元。 Development royalty : NTD 30,000,000 (2) 固定權利金：每年 100 萬元。 Fixed royalty: 1 million NT dollars per year. (3) 變動權利金：依營業總收入按累進級距計收。 Variable royalty : “Collected based on progressive brackets of total operating revenue.
11.計畫許可年期 Concession Period	35 年 35 years
12.計畫依據或其它涉及法規 Related Laws and Regulations	促進民間參與公共建設法 Act for Promotion of Private Participation in Infrastructure Projects

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13.目前辦理/規劃階段 Current Status	公告招商 The invitation to tender
14.規劃辦理期程 Schedule	民國 114 年第三季辦理公告招商。 The invitation to tender begins in the third 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	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.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	未禁止或限制（但須符合相關法令規定） No ban nor restriction (It has to comply with the related laws and regulations)
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. 提升公共建設服務之品質 Enhance the quality of public infrastructure services. 2. 使綠島觀光產業朝向永續化方向發展 Guide the tourism industry of Green Island towards sustainable development.
21.主辦機關聯絡窗口 Contact Method	單位名稱：交通部觀光署東部海岸國家風景區管理處 Authority：East Coast National Scenic Area Administration, Tourism Administration, East Coast National Scenic Area Headquarters 聯絡人：科員 鄭克蘋 Contact Person：Staff Member Cheng Ko Ping 電話：089-841520#1208 Tel：886-89-841520 ext. 1208 電子信箱：koping-ecnsa@tad.gov.tw E-mail：koping-ecnsa@tad.gov.tw