

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)

附表 1

案名：基隆市威海營區舊址基地新建營運移轉(BOT)案

Keelung City Former Weihai Military Site Build-Operate-Transfer (BOT) Project

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1. 區位範圍：基隆市中正區。 Location：Zhongzheng District, Keelung City. 2. 基地面積：全區約 11,707.7 平方公尺。 Site Area：Whole area approximately 11,707.7 m² 3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 本案土地使用分區：機關用地(擬變更為特定專用區)。 Land Use Zoning：Land Used for Agency (proposed to be rezoned to Special Purpose Zone). (2) 容積率及建蔽率依據基隆市都市計畫細部計畫規定辦理。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are executed in accordance with Detail Plan of Keelung City Urban Planning. 4. 公共建設事業：觀光遊憩設施、商業設施 Infrastructure Projects：Tourist Attractions and Lodgings, Commercial Facilities.
2.公共建設類別 Project Sector	觀光遊憩設施、商業設施 Tourist Attractions and Lodgings, Commercial Facilities.
3.辦理方式 Models of Private Participation	興建-營運-移轉 Build-Operate-Transfer (BOT)
4.主辦機關 Authority-in-Charge	交通部航港局 Maritime and Port Bureau, MOTC
5.案件規模(億元) Total Amount of Project (NTD)	約 40.50 億元 Estimated of NTD 4.05 billion

項目 Item	內容 Contents
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	約 40.50 億元 Estimated of NTD 4.05 billion
7.政府辦理項目 The Handing Matters of Government	用地交付 Transfer of land use right
8.民間可參與範圍 Scope of Private Participation	觀光遊憩設施、商業設施 Tourist Attractions and Lodgings, Commercial Facilities
9.民間投資可回收來源 Primary Sources of Revenue	觀光遊憩設施及商業設施之營運收入 Operating revenue from tourist attractions and lodgings and commercial facilities
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(Subject to the official documents to be announced.): (1) 開發權利金：約新臺幣 30,000,000 元。 Development royalty : Estimated of NTD 30,000,000 (2) 定額營運權利金：約新臺幣 6,000,000 元。 Fixed operation royalty : Estimated of NTD 36,000,000 (3) 變動營運權利金：依營業收入比率抽取。 Variable operating royalty : Collected according to the percentage of the revenue.
11.計畫許可年期 Concession Period	50 年 50 years

項目 Item	內容 Contents
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
13.目前辦理/規劃階段 Current Status	可行性評估及先期規劃 Feasibility Study and Preliminary Planning
14.規劃辦理期程 Schedule	民國 115 年 6 月辦理公告招商。 The invitation to tender is expected to be processed in 2026.6
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	適用「促進民間參與公共建設法」 Applicable for the Act for Promotion of Private Participation in Infrastructure Projects
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.促進港市再生與繁榮 2.創造港區觀光遊憩新景點 3.帶動地區經濟成長 1. Promote the regeneration and prosperity of the port city. 2. Create new tourist and recreational attractions in the port area. 3. Stimulate local economic growth.
21.主辦機關聯絡窗口 Contact Method	單位名稱：交通部航港局 Authority：Maritime and Port Bureau, MOTC 聯絡人：視察 王品文 Contact Person：Executive Officer, Wang, Pin-Wen 電話：02-89783504 Tel：886-2-89783504 電子信箱：pwwang@motcmpb.gov.tw E-mail：pwwang@motcmpb.gov.tw