

## 交通部 114 年度招商大會參展機關提報案件(民參案件)

案名：高雄市高雄車站旅館大樓增、改、修建營運移轉案

The Hotel Building ROT project of Kaohsiung Train Station, Kaohsiung City

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：高雄車站站區。 Location：The area of the Kaohsiung Station</p> <p>2. 基地面積：全區約 85,304.93 平方公尺。 Site Area：Whole area approximately 85,304.93 m<sup>2</sup></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：車站專用區。 Land Use Zoning：Station dedicated Zone. (2) 容積率及建蔽率：50%/840%。 The Floor Area Ratio (FAR) &amp; Building Coverage Ratio (BCR) 50%/840%</p> <p>4. 委託經營標的：高雄車站旅館大樓；地上 11 層。 Consigned Property：The Hotel Building f Kaohsiung Train Station, including building comprises 11-story above ground.</p> <p>5. 樓地板面積：22,958.13 平方公尺。 Total Floor Area：22,958.13 m<sup>2</sup></p> <p>6. 公共建設事業：旅館 Infrastructure projects：hotel</p> <p>7. 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 businesses：The development of the ancillary businesses 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	交通建設 Transportation facilities
3.辦理方式 Models of Private Participation	<p>整建-營運-移轉 Rehabilitate -Operate-Transfer (ROT)</p>

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4.主辦機關 Authority-in-Charge	國營臺灣鐵路股份有限公司 State-owned Taiwan Railway Corporation, Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 8.0 億元 Estimated of NTD 9.0 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 8.0 億元 Estimated of NTD 9.0 billion
7.政府辦理項目 The Handing Matters of Government	營運資產使用權之點交。 Hand over the assets Operating Right to use.
8.民間可參與範圍 Scope of Private Participation	高雄車站旅館大樓及其附屬設施等 The Hotel Building of Kaohsiung Train Station and Facilities
9.民間投資可回收來源 Primary Sources of Revenue	旅館空間、餐飲服務、商業空間之租金收入 Rent income from hotel rooms, catering services, and commercial spaces.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	<p>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</p> <p>2. 權利金 Royalties： 營運權利金：依營業收入比率抽取。 Operating royalty：collected according to the percentage of the revenue.</p>
11.計畫許可年期 Concession Period	30 年 30 years

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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	可行性評估階段 Feasibility Study
14.規劃辦理期程 Schedule	民國 115 年第一季辦理公告招商。 The invitation to tender begins in the first quarter of 2026.
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)	
19.其他補充資料 Other Supplementary Information	無 None

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20.預期效益 Expected Benefits	<p>1. 引入民間資金及企業經營模式。 To introduce the private investment and the management methods of enterprises.</p> <p>2. 提升公共建設服務之品質 To increase efficiency and the competitiveness of public services.</p>
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：國營臺灣鐵路股份有限公司 Authority：State-owned Taiwan Railway Corporation, Ltd.</p> <p>聯絡人：高級管理師 姚莉筠 Contact Person：Senior Coordinator Yao Li-Yun</p> <p>電話：02-23815226#4640 Tel：886-2-23815226 ext. 4640</p> <p>電子信箱：0031081@railway.gov.tw E-mail：0031081@railway.gov.tw</p>