

交通部 114 年招商大會參展機關提報案件(一般民參/亮點案件)

附表1

高雄港新亞灣雙子星大樓開發案

Kaohsiung Port Asia New Bay Area Twin Towers Development Project

項目 Item	內容 Contents
1. 計畫內容概述 Project Overview	1. 區位範圍：高雄市苓雅區苓港段 14 及 15 地號土地 Location: Land Lot Nos. 14 and 15, Linggang Section, Lingya District, Kaohsiung City. 2. 基地面積：約 11,627.64 平方公尺 Land area: Approximately 11,627.64 m ² . 3. 土地使用分區及限制：第一種特定經貿核心專用區：容積率 630%，建蔽率 60% Land zoning and limitations: Type I Special Economic and Trade Core Zone; Floor Area Ratio (FAR) of 630%, Building Coverage Ratio (BCR) of 60%.
2. 公共建設類別 Project Sector	商業設施 Commercial facilities
3. 辦理方式 Models of Private Participation	公開招標設定地上權 Open Tender-Establishment of Superficies.
4. 主辦機關 Authority-in-Charge	臺灣港務股份有限公司高雄港務分公司 Port of Kaohsiung, Taiwan International Ports Corp., Ltd.
5. 案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 86.99 億元 Estimated of NTD 8.699 billion.
6. 預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 86.99 億元 Estimated of NTD 8.699 billion.
7. 政府辦理項目 The Handling Matters of Government	國營事業提供土地民間投資興建 State-owned enterprise land for private companies in construction and operation.
8. 民間可參與範圍 Scope of Private Participation	投資興建及營運商用不動產設施 Investment, construction and operation of mainly commercial real estate.

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9. 民間投資可回收來源 Primary Sources of Revenue	商場、辦公大樓、旅館經營收入及租金收入 Operating income and rental income from shopping malls, office buildings and hotels.
10. 租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金、權利金和管理費 Land rental , Patent Royalties and management fee.
11. 計畫許可年期 Concession Period	50-70 年 50-70 years.
12. 計畫依據或其它涉及法規 Related Laws and Regulations	民法 Civil Code
13. 目前辦理/規劃階段 Current Status	開發評估階段 Feasibility Assessment
14. 規劃辦理期程 Schedule	1. 開發評估階段(114. 05. 01~114. 09. 30) Feasibility Assessment (114. 05. 01~114. 09. 30) 2. 招商準備階段(114. 10. 01~114. 11. 30) Tendering Preparation (114. 10. 01~114. 11. 30) 3. 公告招商作業(114. 12. 01~115. 2. 28) Invitation to Tender (114. 12. 01~115. 2. 28) 4. 甄審及評決作業(115. 03. 01~115. 04. 30) Screening and Evaluation (115. 03. 01~115. 04. 30) 5. 議約及簽約作業(115. 05. 01~115. 06. 30) Contract Negotiation and Signing (115. 05. 01~115. 06. 30)
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） Neither prohibited nor restricted 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.

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17. 是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	無 N/A
18. 相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	
19. 其他補充資料 Other Supplementary Information	無 N/A
20. 預期效益 Expected Benefits	<p>引入辦公空間、商場、旅館及開放式公共場域，確保本公司長期收益，並提升整體開發效益，打造大高雄地區的商辦新亮點，形塑現代化的經貿發展基地。</p> <p>Introducing office spaces, shopping malls, hotels, and open public areas to secure the company's long-term revenue and enhance overall development efficiency, thereby creating a new landmark for commercial and office facilities in Greater Kaohsiung and shaping a modern base for economic and trade development.</p>
21. 主辦機關聯絡窗口 Contact Method	<p>單位名稱：臺灣港務股份有限公司高雄港務分公司 Authority: Port of Kaohsiung, Taiwan International Ports Corporation, Ltd.</p> <p>聯絡人：副管理師 郭英琦 Contact person: Associate Administrator, Ying-Chi Kuo</p> <p>電話：07-5622158 Tel.: +886-7-5622158</p> <p>傳真：07-5514494 Fax: +886-7-5514494</p> <p>電子信箱：T03810@twport.com.tw Email: T03810@twport.com.tw</p>