

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：高雄市自立路土地開發案

Investment Projects of Taiwan Railway Corporation, Ltd.'s Asset Revitalization—Lot Zili Rd. Kaohsiung City

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1. 區位範圍：本案位於高雄市三民區，位於臺鐵三塊厝車站東南側，及高雄中學西側。 Location：The site is located in Sanmin District, Kaohsiung City, on the southeast side of Sankuaicuo Railway Station and the west side of Kaohsiung High School. 2. 基地面積：全區約 12,854.68 平方公尺。 Site Area：approximately 12,854.68 m² 3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 第二種特定商業專用區、道路用地 Land Use Zoning：The Second Specific Commercial District Zone and Road. (2) 容積率與建蔽率正辦理都市計畫變更中 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are depend on the urban planning amendment.
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	合建開發、設定地上權 Joint construction or Establishment of Superficies
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.

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 <u>150</u> 億元 Approx. NTD <u>1.5</u> billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 <u>150</u> 億元 Approx. NTD <u>1.5</u> 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	住商大樓 Residential And Commercial Buildings.
9.民間投資可回收來源 Primary Sources of Revenue	複合式產品之銷售或營運績效 The operation performance or sales of mixed-use products.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	視個案評估 Evaluated by case
11.計畫許可年期 Concession Period	視個案評估 Evaluated by case
12.計畫依據或其它涉及法規 Related Laws and Regulations	國營臺灣鐵路股份有限公司辦理合建開發作業要點、國營臺灣鐵路股份有限公司土地設定地上權作業要點 The Operation Directions for JointConstruction Development by Taiwan Railway Corporation / The Operation Directions for Establishing of Superficies on Land by Taiwan Railway Corporation.
13.目前辦理/規劃階段 Current Status	規劃招商準備階段 Planning stage for investment promotion

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14.規劃辦理期程 Schedule	預計 115 年底前辦理公告招商 Expected to announce the investment project before the end 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 prohibited or restricted (Must comply with relevant 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	視個案評估 Evaluated By case
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	區位圖 Location Map
19.其他補充資料 Other Supplementary Information	無 None

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20.預期效益 Expected Benefits	1. 引入民間資金及企業經營模式。 Introduce private capital and corporate operating models. 2. 提供高雄市區優質的住宅及商業環境。 Provide a better residential and commercial environment for the Kaohsiung City. 3. 透過本案挹注臺鐵公司收益。 Contribute to the revenue of State-owned Taiwan Railway Corporation,Ltd.
21.主辦機關聯絡窗口 Contact Method	單位名稱：國營臺灣鐵路股份有限公司 Authority : State-owned Taiwan Railway Corporation, Ltd. 聯絡人：許國泰先生 Contact Person : 電話：02-23815226-3658 Tel : 886-2-23815226 ext.3658 傳真: 02-23314805 Fax : 886-2-23314805 電子信箱：0005476@railway.gov.tw E-mail : 0005476@railway.gov.tw