

## 交通部 112 年招商大會參展機關提報案件(民參案件)

案名:高速鐵路嘉義車站特定區產業專用區開發經營案

Commercial / Manufacturing Park Development and Management Project of the Chiayi High Speed Rail (HSR) Station Special District

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：高速鐵路嘉義車站特定區太保市太頂珠段 50、51 地號產業專用區。 Location：Commercial / Manufacturing Park in Lot 50、51, Sec. Tai Ding Zhu, Chiayi HSR Station District.</p> <p>2. 基地面積：全區 98,679.47 m<sup>2</sup>。 Site Area：98,679.47 m<sup>2</sup></p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 產業專用區。 Commercial / Manufacturing Park (2) 建蔽率：60% Building Coverage Ratio: 60%</p> <p>4. 產業專用區：依據都市計畫規定之允許使用項目辦理。 Ancillary enterprises：In accordance with the permission of urban planning to conduct development projects.</p>
2.公共建設類別 Project Sector	無 None
3.辦理方式 Models of Private Participation	設定地上權 Creation of superficies
4.主辦機關 Authority-in-Charge	交通部鐵道局 Railway Bureau, Ministry of Transportation and Communications.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 48.7 億元 (未含權利金、土地租金) Estimated of NTD 4.87 billion (Royalties Land rentals excluded)
6.預計民間投資金額(億元) Estimated	預估新臺幣 48.7 億元 (未含權利金、土地租金) Estimated of NTD 4.87 billion (Royalties Land rentals excluded)

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Investment Amount (NTD)	
7.政府辦理項目 The Handing Matters of Government	土地交付 Transfer of land use right
8.民間可參與範圍 Scope of Private Participation	依據都市計畫規定之允許使用項目辦理 In accordance with the permission of urban planning to conduct development projects.
9.民間投資可回收 來源 Primary Sources of Revenue	開發項目之營運收益 Revenue of development projects
10.租金、權利金 等費用項目 Rentals, Patent Royalties and Other Expenses	<p>1. 土地租金 Land rentals :</p> <p>(1) 固定土地租金：按訂約當年度土地申報地價乘以年息率 2.5%計算 Fixed Land rentals : Calculated by multiplying the Declaration of the Land Value in the year of contract by the annual interest rate of 2.5%.</p> <p>(2) 變動土地租金：按各年度當期土地申報地價乘以年息率 1%計算 Varied Land rentals : Calculated by multiplying the Declaration of the Land Value in each year by the annual interest rate of 1%.</p> <p>2. 權利金 Royalties :</p> <p>(1) 定額權利金：開發經營期間不得低於權利金底價。 Fixed royalty : During the Development and Management Period, no less than the basic price of Royalties per year.</p> <p>(2) 變動權利金：依營業收入比率抽取。 Varied operating royalty : Collected according to the percentage of the revenue</p>
11.計畫許可年期 Concession Period	50 年 50 years

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12.計畫依據或 它涉及法規 Related Laws and Regulations	獎勵民間參與交通建設條例 Act for Encouraging Private Participation in Transportation Infrastructure Projects
13.目前辦理/規劃 階段 Current Status	已截止申請 Application has closed
14.規劃辦理期程 Schedule	1. 招商階段 Tender stage (112年6月6日, 6, July, 2023) 2. 公告截止 Tender deadline (預計112年10月4日, 4, October, 2023)
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	無 None
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<u>區位圖 Location Map</u>

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19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	1. 增加政府收入 Increase government revenue 2. 創造就業機會 Create career opportunities 3. 促進地區發展 Promote regional development
21.主辦機關聯絡 窗口 Contact Method	單位名稱：交通部鐵道局 Authority：Railway Bureau, Ministry of Transportation and Communications. 聯絡人：副工程司 蕭力偉 Contact：Associate Engineer, Hsiao, Li-Wei 電話：02-80723333 #5502 Tel：886-2-80723333 ext.5502 傳真：02-89691600 Fax：886-2-89691600 電子信箱：lwhsiao@rb.gov.tw E-mail：lwhsiao@rb.gov.tw