

## 交通部 112 年招商大會參展機關提報案件(民參案件)


案名：高速鐵路左營車站附屬事業開發大樓租賃案

The Ancillary Enterprises Development Building for Lease of the Zuoying High Speed Rail (HSR)

Station

項目 Item	內容 Contents
<p>1.計畫內容概述 Project Overview</p>	<p>1. 區位範圍：高速鐵路左營車站旁。 Location : The adjacent area of the Zuoying High Speed Rail (HSR) Station</p> <p>2. 總樓地板面積：約 28,413.63 平方公尺。 Total Floor Area : approximately 28,413.63 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) 容積率及建蔽率依據都市計畫規定辦理。 The Floor Area Ratio (FAR) &amp; Building Coverage Ratio (BCR) are executed in accordance with the permission of urban planning to conduct development projects.</p> <p>4. 公共建設事業：商業及百貨商場 Infrastructure projects : Commercial &amp; Department Store</p> <p>5. 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 enterprises : The development of the ancillary enterprises should comply with related laws and regulations if applicable. The Private institution should also comply with the governing laws and regulations.</p>
<p>2.公共建設類別 Project Sector</p>	<p>無 None</p>
<p>3.辦理方式 Models of Private Participation</p>	<p>出租 For Lease</p>
<p>4.主辦機關 Authority-in-Charge</p>	<p>交通部鐵道局 Railway Bureau, Ministry of Transportation and Communications.</p>

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 10 億元 Estimated of NTD 1 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 10 億元 Estimated of NTD 1 billion
7.政府辦理項目 The Handing Matters of Government	1. 營運資產使用權之點交。 Hand over the assets Operating Right to use. 2. 標章與授權。 Trademark authorization of the Fan-Shaped Roundhouse
8.民間可參與範圍 Scope of Private Participation	全部 Entire area
9.民間投資可回收來源 Primary Sources of Revenue	商業、百貨商場收入及租金收入 Commercial & Department Store rent benefit
10.租金、權利金等費用項 目 Rentals, Patent Royalties and Other Expenses	土地租金： (1) 基本租金：不得低於公告之基本租金表 Basic Land Rentals：No less than Announcement of Basic Rentals (2) 實際營業租金： Actual Operating Rentals：Calculated by multiplying of the Operating rentals in the year of contract by the annual interest rate of 6%.
11.計畫許可年期 Concession Period	規劃中 Under planning
12.計畫依據或其它涉及法 規 Related Laws and Regulations	國有財產法第 28 條 The Article 28 of National Property Act.

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13.目前辦理/規劃階段 Current Status	規劃招商準備階段 Planning for tender preparation stage
14.規劃辦理期程 Schedule	規劃招商準備階段 Planning for tender preparation stage (預計 113 年 6 月, June, 2024) 公告招商作業 Tender announcement (預計 113 年 7 月, July, 2024)
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)	<p style="text-align: center;"><u>區位圖</u> Location Map</p> 
19.其他補充資料 Other Supplementary Information	無 None

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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