

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：大鵬灣風景特定區（遊二區）國際級休閒園區新建營運移轉案

Construction, operation and transfer of international leisure park in the second tourist area of Dapeng Bay Scenic Area.

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：屏東縣東港鎮嘉南段 5-9 地號、大鵬段 904 地號、林邊鄉崎峰段 41-1、54、55、56、57-1 地號等共 7 筆土地。 Location: The Land No. 5-9, Jia-Nan Sec., Donggang Township, Pingtung County. Land No. 904, Da-Peng Sec., Donggang Township, Pingtung County. Land No. 41-1, 54, 55, 56, 57-1, Chi-Feng Sec., Linbian Township, Pingtung County.</p> <p>2. 基地面積：約 52 公頃，投資廠商應以「全基地」進行投資開發建設 Base area: Approximately 52 Hectare. Investors should develop and operate in all project site.</p> <p>3. 土地使用分區及限制：為都市計畫區之遊憩區。建蔽率為 15% 及容積率為 45%；基地需要保留 50% 開發空間。 Land zoning and limitations: Recreational zone; Building coverage ratio is 15% ; floor area ratio is 45% ; Retain 50% for development of base space.</p> <p>4. 公共建設事業：觀光遊憩設施 Main infrastructure: Tourism and recreation facilities.</p> <p>5. 附屬事業：旅館、商場、會議中心等。 Subsidiary enterprises: Hotels, retail spaces, conference centers, etc.</p>
2.公共建設類別 Project Sector	<p>觀光遊憩設施 Recreational facilities</p>
3.辦理方式 Models of Private Participation	<p>由政府提供土地予民間自行投資興建 Private investment to build on Government-owned land</p>
4.主辦機關 Authority-in-Charge	<p>交通部觀光署大鵬灣國家風景區管理處 Dapeng Bay National Scenic Area Headquarters, Tourism Administration, MOTC</p>

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣至少 13 億元 Approx. NTD 1.3 billion.
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣至少 13 億元 Approx. NTD 1.3 billion.
7.政府辦理項目 The Handing Matters of Government	土地交付。 Transfer of land using right
8.民間可參與範圍 Scope of Private Participation	遊憩設施、飯店、商場及其附屬設施，或高爾夫球場等 Recreational facilities, Hotel or resort accommodation facilities, retail spaces or golf course, etc.
9.民間投資可回收來源 Primary Sources of Revenue	觀光休閒設施收入(餐飲、住宿收入、休閒設施收入、會員) Revenue from sightseeing and leisure facilities (catering, accommodation, leisure facilities, membership)
10.租金、權利金等費用項 目 Rentals, Patent Royalties and Other Expenses	<ol style="list-style-type: none"> 1. 開發權利金：由申請人於可行性評估報告內容中自行提案規劃。 2. 營運權利金：民間機構於開始營運後，每年依照固定權利金、變動權利金、超額利潤共享機制繳交予執行機關之金額。 3. 土地租金：依促參法相關規定，興建期之土地租金為公告地價之 1%，營運期為公告地價之 3%。 <ol style="list-style-type: none"> 1. Development royalty: The applicant shall propose and plan by himself in the content of the feasibility assessment report. 2. Operating royalty: The amount paid by a private institution to the executive authority each year after its operation in accordance with the fixed royalty, variable royalty, and excess profit-sharing mechanism. 3. Land Rent, Based on Act for Promotion of Private Participation in Public Infrastructure Project: <ol style="list-style-type: none"> (1) Land Rent during Construction Period: 1% of public announced land value. (2) Rent during Operation Period: 3% of public announced land

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	value based on Act for Promotion of Private Participation in Public Infrastructure Project.
11.計畫許可年期 Concession Period	至少 50 年 Minimum 50 years
12.計畫依據或其它涉及法規 Related Laws and Regulations	促參法 Act for Promotion of Private Participation in Public Infrastructure Projects
13.目前辦理/規劃階段 Current Status	初審階段(112.1~112.10) Initial Evaluation Procedures (January 2023 – October 2023)
14.規劃辦理期程 Schedule	政策公告階段 Policy Announcement (2022.9.30~2022.12.30) 預計辦理期程如下 1. 初審階段(112.1~112.10) Initial Evaluation Procedures (January 2023 – October 2023) 1. 公告招商作業(112.11~113.1) Invitation to Tender (ITT) (November 2023 –January 2024) 2. 甄審及評決作業(113.2~113.3) Screening and Evaluation (February 2024 – March 2024) 3. 議約及簽約作業(113.4~113.5) Contract Negotiation and Signing (April 2024 –May 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 (Must be 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 (Must be accordance with related regulations).

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<p>17.是否適用相關稅獎勵及法令依據</p> <p>Tax Preferences and Legal basis</p>	<p>符合「促進民間參與公共建設法之重大公共建設範圍」，將可適用「促進民間參與公共建設法」及「屏東縣促進民間機構參與重大公共建設減免地價稅房屋稅及契稅自治條例」之相關租稅獎勵。</p> <p>According to ‘Scope of Major Infrastructure Projects Under the Act for Promotion of Private Participation in Infrastructure Projects’ , related tax preferences based on Act for Promotion of Private Participation in Infrastructure Projects’ and ‘Taipei City Act for Promotion of Private Participation in Major Infrastructure Projects – Reduction or Exemption of Land Value Tax, Building Tax and Deeds Tax’ are applicable for this project.</p>
<p>18.相關圖片</p> <p>Related Pictures (Such as Location Maps, Planning Diagrams)</p>	<div data-bbox="523 819 927 1126" data-label="Image"> </div> <div data-bbox="523 1149 1090 1458" data-label="Image"> </div> <p>參考配置圖</p>

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	<p data-bbox="603 280 1390 320">方案A-休閒設施區、公共開放空間、觀光飯店渡假區</p>  <p data-bbox="592 808 1257 848">方案B-觀光飯店及9洞球場、水域休閒設施區</p>  <p data-bbox="587 1335 1098 1375">方案C-18洞高爾夫球場、觀光飯店</p> 
<p data-bbox="129 1839 405 1966">19.其他補充資料 Other Supplementary Information</p>	<p data-bbox="523 1850 592 1924">無 none</p>

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20.預期效益 Expected Benefits	1. 以兼顧生態保育、觀光遊憩與水共生之國際級水陸渡假區之政策發展方向。 The policy development direction of the international-level Minamata Resort, which combines ecological conservation tourism and water symbiosis. 2. 帶動產業升級、促進地方繁榮。 Upraising Relevant Industries, Promoting Local Development Progress.
21.主辦機關聯絡窗口 Contact Method	單位名稱(Authority)：交通部觀光局大鵬灣國家風景區管理處 Planning Division, Dapeng Bay National Scenic Area Headquarters 聯絡人：科員 周文議 Contact：Officer, ZHOU, WEN-YI 電話：08-8338100 Ext. 134 Tel：08-8338100 Ext. 134 傳真：08-8352584 Fax：886-8-8352584 電子信箱：wenyi1978-dbnsa@tad.gov.tw E-mail: wenyi1978-dbnsa@tad.gov.tw