

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：花蓮縣鯉魚潭觀光旅館新建營運移轉案

Tourist Hotel Build-Operate-Transfer (BOT) Project in Liyu Lake Area of Hualien County

項目 Item	內容 Contents
<p>1.計畫內容概述 Project Overview</p>	<p>1.區位範圍：本計畫位於壽豐鄉池南村鯉魚山腳下鯉魚潭北邊，基地位於花蓮縣壽豐鄉池南村環潭北路 12 號，距花蓮市僅 18 公里。 Location: Project Location and Area: Located at the north side of Liyu Lake by the foot of Liyu Mountain, in Shoufeng Township's Chinan Village. Project Address : No.12, Huantan N. Rd., Shoufeng Township, Hualien County 974, Taiwan (R.O.C.) It is only 18 kilometers from Hualien City.</p> <p>2.基地面積：約 0.7145 公頃。 Site area: about 0.7145 ha</p> <p>3.土地使用分區及限制 Land zoning and limitations : 商業區；建蔽率 80%、容積率 240%。 Commercial district (Building coverage ratio: 80%; Floor area ratio: 240%).</p> <p>4.公共建設事業：觀光遊憩設施 Main infrastructure: Main infrastructure: Tourism and recreation facilities.</p> <p>5.附屬設施：經執行機關同意之設施，例如商店。 Ancillary enterprises: Facilities approved by the authorities, such as shops</p>
<p>2.公共建設類別 Project Sector</p>	<p>觀光遊憩設施 Recreational facilities</p>
<p>3.辦理方式 Models of Private Participation</p>	<p>興建營運移轉 Build-Operate-Transfer</p>
<p>4.主辦機關 Authority-in-Charge</p>	<p>交通部觀光署花東縱谷國家風景區管理處 East Longitudinal Valley National Scenic Area Headquarters, Tourism Administration, M.O.T.C.</p>

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 6.9 億元 Estimated of NTD 690 million
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 6.9 億元 Estimated of NTD 690 million
7.政府辦理項目 The Handing Matters of Government	1.土地交付 Transfer of land use right. 2.公有財產報廢 Disposal of public property (for scrapping)
8.民間可參與範圍 Scope of Private Participation	飯店及其附屬設施 Hotel or resort accommodation facilities
9.民間投資可回收來源 Primary Sources of Revenue	餐飲、住宿收入、休閒設施收入 Income from dining, lodging, and leisure facilities.
10.租金、權利金等費用項 目 Rentals, Patent Royalties and Other Expenses	1.土地租金：依據「促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法」第 2 條規定計收。 Land rent: Based on the Article 2 of ‘Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects 2.權利金：開發及營運權利金 Royalties: Development, Operate royalties
11.計畫許可年期 Concession Period	50 年 50years
12.計畫依據或其它涉及法 規 Related Laws and Regulations	促參法及相關法規 Act for Promotion of Private Participation in Infrastructure projects and other related regulations and laws.

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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	預計民國 112 年 12 月辦理公告招商。 The invitation to tender is expected to be processed in 2023.12
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	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「花蓮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。 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 ‘Hualien County 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.
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<u>區位圖 Location Map</u>

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規劃示意圖 Planning Diagram



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19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	<p>1.以低碳慢遊為主軸，並兼顧生態保育、歷史人文之政策發展方向，將鯉魚潭塑造成一處具可輕舟悠遊、觀賞水舞、單車環潭或漫步水岸的多元化遊憩活動據點。</p> <p>Creating a low carbon activity as the main ship, taking into account ecological conservation and historic the humanities resort policy development. Allowing Liyu Lake to become a site of many varied recreational activities, such as light-boat sailing, watch water dance, the construction of a single-lane road to encircle the lake, and footpaths for strolling along the shore.</p> <p>2.帶動產業升級、促進地方繁榮、創造就業機會。</p> <p>Upraising Relevant Industries; Stimulation of regional development; creation employment opportunities.</p>
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：交通部觀光署花東縱谷國家風景區管理處 East Longitudinal Valley National Scenic Area Headquarters, Tourism Administration, M.O.T.C.</p> <p>聯絡人：專員 王文欣 Contact Person：Executive Officer, Wang Wen Hsin</p> <p>電話：03-8875306#622 Tel：+886-3-8875306#622</p> <p>傳真：03-8875358 Fax：+886-3-8875358</p> <p>電子信箱:erv841-erv@tad.gov.tw</p>