

## 交通部 112 年度招商大會參展機關提報案件(亮點商案)

案名：郵政物流園區北臺灣郵件作業中心倉儲空間公開招租案

The public tender for warehouse space renting of The North Taiwan Mail Operating Center in Postal & Logistic Park.

| 項目 Item   | 內容 Contents  |
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| <p>1.計畫內容概述<br/>Project Overview</p>              | <p>1.區域：桃園市龜山區境內<br/>District: Guishan District, Taoyuan City</p> <p>2.所屬都市計畫：「變更林口特定區（配合「改善庶民生活行動方案－機場捷運沿線站區周邊土地開發－A7 站區開發案興辦事業計畫」）案」<br/>Urban Plan: Rezoning Plan of Linkou Special District (Development Plan of MRT Airport Line A7 Station Area)</p> <p>3.基地面積：17.14 公頃<br/>Project Area：17.14 ha</p> <p>4.土地使用分區：第二種產業專用區<br/>Zoning Type：The Second Industrial Special District.</p> <p>5.建蔽率：70%<br/>Building Coverage Ratio：70%</p> <p>6.容積率：420%<br/>Floor Area Ratio：420%</p> <p>7.預定開發樓層數：地上 6 樓、地下 2 樓<br/>Floor Plan: 6-storey building with 2-storey basement.</p> <p>8.預定開發總樓地板面積：203,660.06 平方公尺<br/>Estimated Total Floor Areas：203,660.06 square meter</p> |
| <p>2.公共建設類別<br/>Project Sector</p>                | <p>無<br/>None</p>  |
| <p>3.辦理方式<br/>Models of Private Participation</p> | <p>興建後招租<br/>Build before Public Tender for warehouse space renting</p>  |

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| 4.主辦機關<br>Authority-in-Charge   | 中華郵政股份有限公司<br>Chunghwa Post Co., Ltd.  |
| 5.案件規模(億元)<br>Total Amount of Project<br>(NTD)                        | 新臺幣 69 億元<br>NTD 6.9 billion.  |
| 6.預計民間投資金額(億元)<br>Estimated Investment<br>Amount (NTD)                | 預估 4.8 億元<br>NTD 480 million.  |
| 7.政府辦理項目<br>The Handing Matters of<br>Government                      | 建築物設計與興建工程。<br>Building design, core and shell construction.<br>辦理預招租作業<br>Tender document preparation and notice publish. |
| 8.民間可參與範圍<br>Scope of Private<br>Participation                        | 室內裝修及承租<br>Lease and follow up interior design and construction.   |
| 9.民間投資可回收來源<br>Primary Sources of Revenue                             | 無<br>None  |
| 10.租金、權利金等費用項<br>目<br>Rentals, Patent Royalties<br>and Other Expenses | 空間租金、管理費<br>Rentals and management fee.  |
| 11.計畫許可年期<br>Concession Period  | 10 年<br>10 years.  |
| 12.計畫依據或其它涉及法<br>規<br>Related Laws and<br>Regulations                 | 民法、土地法、建築法及都市計畫等相關法規。<br>Related Laws and Regulation include Civil Code、Land, Building and<br>Urban Planning.              |

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| 13.目前辦理/規劃階段<br>Current Status   | 工程採購案招標中<br>Building Construction Procurement in tender.   |
| 14.規劃辦理期程<br>Schedule  | 1.109~113 年辦理工程採購案件招標、施工、竣工及驗收<br>2021~2024 : Building Construction Procurement, Construction, Inspection and Acceptance<br>2.112 年 8 月辦理公開招租<br>August 2023 : Publish Tender Notice |
| 15.是否禁止或限制外商申請<br>Applicability of Foreign Investment                  | 無<br>None  |
| 16.是否禁止或限制陸資申請<br>Applicability of Mainland Capital Investment         | 依政府採購法禁止或限制陸資申請<br>In accordance with Government Procurement Act, applicability of Mainland Capital Investment is forbidden or limited   |
| 17.是否適用相關稅獎勵及法令依據<br>Tax Preferences and Legal basis                   | 無<br>None  |
| 18.相關圖片<br>Related Pictures (Such as Location Maps, Planning Diagrams) |    |
| 19.其他補充資料<br>Other Supplementary Information                           | 無<br>None  |

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|-------------------------------|---|
| 20.預期效益<br>Expected Benefits  | <ol style="list-style-type: none"> <li>1. 提供顧客更有效率及便捷之郵件及物流服務<br/>             Provide more efficient and convenient mail and Logics service for the clients.</li> <li>2. 提供科技廠商相關物流服務，包含倉儲、流通加工、報關、清關、資訊、商務、展售等增值功能。<br/>             Provide integrated logistic service for High-Tech and e-commerce companies, the functions in the logistic park would include storage, custom service, information exchange and sales.</li> </ol> |
| 21.主辦機關聯絡窗口<br>Contact Method | <p>單位名稱：中華郵政股份有限公司物流園區總管理處籌備處<br/>           Unit: Post Logistics Park Administration Preparatory, Chunghwa Post co., Ltd.</p> <p>聯絡人：管理師 李善瑞<br/>           Contact person：Executive Officer, Li Shan-Jui</p> <p>電話：02-23921310-2965</p> <p>傳真：02-2393-3914</p> <p>電子信箱:doubleangel612@mail.post.gov.tw</p>  |