


## 交通部 112 年度招商大會參展機關提報案件(亮點案件)

案名：郵政物流園區營運中心空間招租案

The public tender for space renting of Operations Center in Postal & Logistic Park

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1.區域：桃園市龜山區境內 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」 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 Project Area：17.14 ha.</p> <p>4.土地使用分區：第二種產業專用區 Zoning Type：The Second Industrial Special District.</p> <p>5.建蔽率：70% Building Coverage Ratio：70%</p> <p>6.容積率：420% Floor Area Ratio：420%</p> <p>7.預定開發樓層數：地上 12 樓、地下 2 樓 Floor Plan: 12-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 Estimated Total Floor Areas：203,660.06 square meter.</p>
2.公共建設類別 Project Sector	無 None.
3.辦理方式 Models of Private Participation	興建後招租 Build before Public Tender for space renting.
4.主辦機關 Authority-in-Charge	中華郵政股份有限公司 Chunghwa Post Co., Ltd.

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5.案件規模(億元) Total Amount of Project (NTD)	新臺幣 69 億元 TWD 6.9 billion.
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 2.84 億元 TWD 0.284 billion.
7.政府辦理項目 The Handing Matters of Government	建築物設計與興建工程 Building design, core and shell construction. 辦理預招租作業 Tender document preparation and notice publish.
8.民間可參與範圍 Scope of Private Participation	1.室內裝修及承租 Lease and follow up interior design and construction. 2.委託經營：餐飲、零售專櫃、便利超商及商業辦公室等項目 Commission business: catering, retail, convenience stores, business office and other.
9.民間投資可回收來源 Primary Sources of Revenue	無 None.
10.租金、權利金等費用項 目 Rentals, Patent Royalties and Other Expenses	空間租金、管理費 Rentals and management fee.
11.計畫許可年期 Concession Period	10 年/15 年 10 years/15 years
12.計畫依據或其它涉及法 規 Related Laws and Regulations	民法、土地法、建築法及都市計畫等相關法規。 Related Laws and Regulation include Civil Code、Land, Building and Urban Planning.

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13.目前辦理/規劃階段 Current Status	招商準備階段 Tendering Preparation.
14.規劃辦理期程 Schedule	1.招商準備階段(111.01~112.6) Tendering Preparation (January 2022 -June 2023) 2.公告招商作業(112.10) Invitation to Tender (ITT) (October 2023) 3.甄審及評決作業(113.1~113.2) Screening and Evaluation (January 2024-February 2024) 4.議約及簽約作業(113.3~113.4) Contract Negotiation and Signing (March 2024-April 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	依政府採購法禁止或限制陸資申請 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 Tax Preferences and Legal basis	無 None.
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	

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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.吸引民間投資逾2.84億元 Attract more than TWD 0.284 billion of domestic private investment.</p> <p>2.資產活化營收逾5.76億元 Increase revenue of asset activation more than TWD 0.576 billion.</p> <p>3.增加就業機會 Increase employment opportunities.</p> <p>4.發展物流產業 Develop and gather logistics industry.</p> <p>5.提供當地民眾日常生活消費需求，創造周邊地區之經濟效益 Provide the daily consumption needs of local people, improve the development of surrounding area.</p>
21.主辦機關聯絡窗口 Contact Method	<p>聯絡人：盧君玫 秘書 電話：02-23921310#2978 傳真：02-33933914 電子信箱：mavis13w@mail.post.gov.tw Contact Person: Lu-Chun-Mei Secretary Tel: 886-2-23921310#2978 Fax: 886-2-33933914</p>