

交通部 112 年招商大會參展機關提報案件(民參案件)

案名：臺北港物流倉儲區第 2-1 期倉 1-6 後線場地招商案

Unit 1-6 at the 2-1 phase of Logistics and warehousing terminal of Port of Taipei

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位：臺北港物流倉儲區第 2-1 期倉 1-6 單元 Location: Unit 1-6 at the 2-1 phase of Logistics and warehousing terminal of Port of Taipei</p> <p>2. 基地面積：4.5 公頃 Base area : about 4.5 ha</p> <p>3. 土地使用分區：港埠專用區 Land zoning and limitations: Port area</p> <p>4.公共建設事業：物流或倉儲相關營運設施。 Main infrastructure: Operating facilities for logistics and warehousing.</p> <p>5.附屬設施：公共道路、自來水及電力管線刻正設置中。 Ancillary enterprises: Public roads, tap water pipes, and electric transmission cables are under constructed.</p>
2.公共建設類別 Project Sector	<p>港埠與其設施 harbors and affiliated 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>臺灣港務股份有限公司基隆分公司 Port of Keelung, Taiwan International Ports Corp., Ltd.</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估新臺幣 4.5 億元 Approx. NTD 450 million</p>

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 4.5 億元 Approx. NTD 450 million
7.政府辦理項目 The Handing Matters of Government	建置及維護港埠基礎設施 Building and maintaining the port infrastructure
8.民間可參與範圍 Scope of Private Participation	倉儲或物流相關營運設施 Operating facilities for logistics and warehousing
9.民間投資可回收來源 Primary Sources of Revenue	散雜貨裝卸儲轉業務、物流倉儲業務、自由貿易港區業務 Business of bulk and general cargo handling, Business of logistics and warehousing, Business of Free Trade Zone
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金與管理費(含固定管理費及變動管理費) Land rent and management fee(include fixed and floating management fee) 1. 土地租金單價：255 元/年/m ² (區段值 x 租金率 5%) 。 The unit price of the land rent : 255 yuan/year/ m ² (section value × rental rate of 5%) 2. 管理費：包含固定管理費及變動管理費，其金額依招商公告為準。 Management fees : Including fixed management fee and change management fee, the amount of which is subject to the investment announcement.
11.計畫許可年期 Concession Period	依投資人之土木設施項投資金額換算租期 Period evaluation based on the investors of civil facilities investment

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12.計畫依據或 它涉及法規 Related Laws and Regulations	商港法 The Commercial Port Law
13.目前辦理/規劃 階段 Current Status	招商公告 Announcement of Invitation of Tender
14.規劃辦理期程 Schedule	公告時間：113 年 6 月 Announcement of Invitation to Tender : June,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	是 Investors from Mainland China are currently NOT allowed.
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)	<u>區位圖</u> Location Map

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19.其他補充資料 Other Supplementary Information	招商訊息將公告於本公司網站最新消息 Announcement will be posted on TIPC's official website (http://www.twport.com.tw/)
20.預期效益 Expected Benefits	增加就業人口、提升進出口貿易量值 Enhance the employment; Increase the trade volume and value
21.主辦機關聯絡窗口 Contact Method	單位名稱：臺灣港務股份有限公司基隆港務分公司 Authority：Port of Keelung, Taiwan International Ports Corporations, Ltd. 聯絡人：副管理師 康惠茹 Contact Person：Associate Administrator Kang, Hui-Ju 電話：02-26196029 Tel：+886-2-26196029 傳真：02-26196027

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