

交通部 112 年度招商大會參展機關提報案件(亮點商案)

案名：高雄市鳳山車站開發大樓整建營運移轉案

The ROT project of Fengshan Train Station, Kaohsiung City

項目 Item	內容 Contents
<p>1.計畫內容概述 Project Overview</p>	<p>1. 區位範圍：位於鳳山區中心。 Location：Located in the center of Fengshan district.</p> <p>2. 基地面積：全區約 18,195.2 平方公尺。 Site Area：Whole area approximately 18,195.2 m²</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 本案土地使用分區：車站專用區(二)。 Land Use Zoning：Category II Station dedicated Zone. (2) 容積率及建蔽率依據鳳山都市計畫細部計畫規定辦理。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are executed in accordance with Fengshan Urban planning detailed Plan.</p> <p>4. 委託經營標的：鳳山車站開發大樓，係由既有鳳山車站上方延伸興建之共構大樓；A 棟為地上 10 層，B 棟為地上 6 層。 Consigned Property：Two new multistorey buildings above existing Fengshan Train Station, including building A comprises 10-story and building B comprises 6-story above ground.</p> <p>5. 樓地板面積：43,187.65 平方公尺。 Total Floor Area：43,187.65 m²</p> <p>6. 公共建設事業：商業空間、餐飲服務、電影院、旅館 Infrastructure projects：Retail department stores, Dining, Cinema, Boutique hotel</p> <p>7. 附屬事業：各項附屬事業之開發作業若涉及相關法規規定，須由民間機構依據該管理法規辦理。 Ancillary businesses：The development of the ancillary businesses should comply with related laws and regulations if applicable. The Private institution should also comply with the governing laws and regulations.</p>
<p>2.公共建設類別 Project Sector</p>	<p>交通設施 Transportation facilities</p>

項目 Item	內容 Contents
3.辦理方式 Models of Private Participation	整建-營運-移轉 Rehabilitate -Operate-Transfer (ROT)
4.主辦機關 Authority-in-Charge	交通部臺灣鐵路管理局 Taiwan Railway Administration, Ministry of Transportation and Communications.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 8.61 億元 Estimated amount : NTD 861 million.
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 8.61 億元 Estimated amount : NTD 861 million.
7.政府辦理項目 The Handing Matters of Government	營運資產使用權之點交。 Hand over the assets Operating Right to use.
8.民間可參與範圍 Scope of Private Participation	鳳山車站開發大樓 Fengshan Train Station
9.民間投資可回收來源 Primary Sources of Revenue	商業空間、餐飲服務、電影院、旅館之租金收入 Rent revenue from retail department stores, dining, cinema and hotel.
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」規定計收。 Land rentals: Calculated and collected according to the Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects. 2. 營運權利金 Operating Royalties： (1) 固定權利金：每年收取固定金額，每 2 年調漲 1%。 Fixed royalties: Collect a certain amount per year and increase by 1% every 2 years.

項目 Item	內容 Contents
	(2) 變動權利金：依營業收入比率抽取。 Revenue-based royalties: Collected according to the percentage of the revenue.
11.計畫許可年期 Concession Period	30 年 30 years
12.計畫依據或其它涉及法規 Related Laws and Regulations	促進民間參與公共建設法 Act for Promotion of Private Participation in Infrastructure Projects
13.目前辦理/規劃階段 Current Status	先期規劃階段 Preliminary Planning
14.規劃辦理期程 Schedule	預計民國 113 年 3 月辦理公告招商。 The invitation to tender is expected to be processed in 2024.03
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	適用「促進民間參與公共建設法」 Applicable for the Act for Promotion of Private Participation in Infrastructure Projects

項目 Item	內容 Contents
<p>18.相關圖片</p> <p>Related Pictures (Such as Location Maps, Planning Diagrams)</p>	<p style="text-align: center;"><u>外觀設計圖 Exterior Design of Train Station</u></p> 
<p>19.其他補充資料</p> <p>Other Supplementary Information</p>	<p>無</p> <p>None</p>
<p>20.預期效益</p> <p>Expected Benefits</p>	<ol style="list-style-type: none"> 1. 引入民間資金及企業經營模式。 To introduce the private investment and the management methods of enterprises. 2. 提升公共建設服務之品質 To increase efficiency and the competitiveness of public services. 3. 創造車站周邊商圈再發展機會。 To create the redevelopment opportunity for the railway station. 4. 透過鳳山車站開發大樓促參案挹注臺鐵局穩定收益。 Bringing the persistent income through the Fengshan train station Private Participation project.
<p>21.主辦機關聯絡窗口</p> <p>Contact Method</p>	<p>單位名稱：交通部臺灣鐵路管理局</p> <p>Authority：Taiwan Railway Administration, Ministry of Transportation and Communications.</p> <p>聯絡人：專員 陳玉韻</p> <p>Contact Person：Executive Officer, Chen Yu-Yun</p> <p>電話：02-23815226 #4372</p> <p>Tel：886-2-23815226 ext. 4372</p> <p>傳真：02-23704118</p> <p>Fax：886-2-23704118</p> <p>電子信箱：0003856@railway.gov.tw</p> <p>E-mail：0003856@railway.gov.tw</p>

