

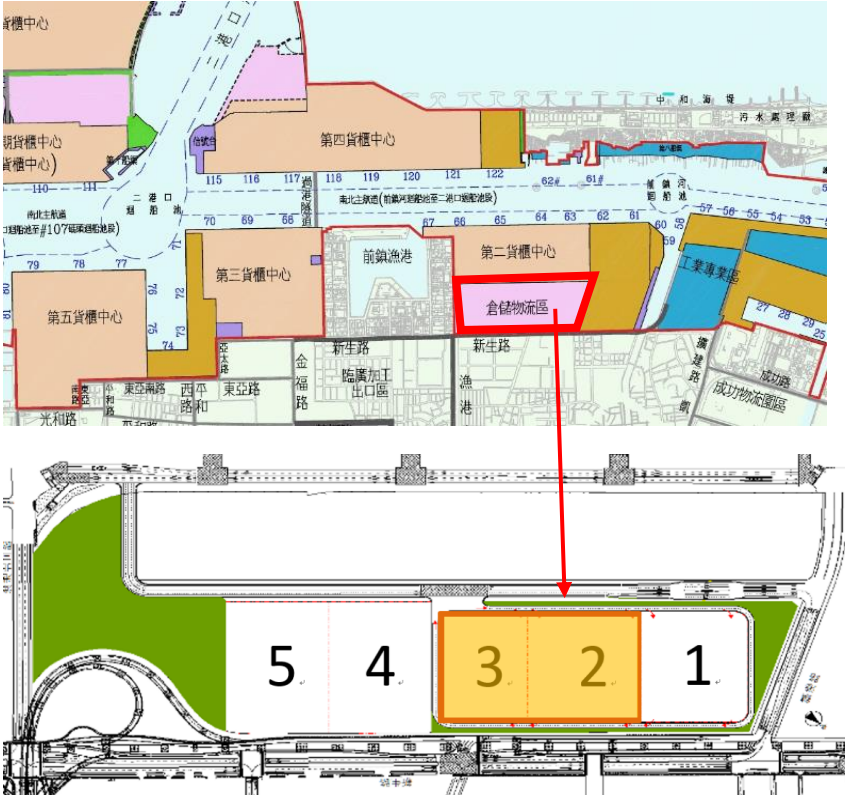
交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：高雄港前鎮商港區第 2、3 單元土地招商案

Investment of the land units 2 and 3 of Logistics & Warehousing Zone in Qianzhen, Port of Kaohsiung.

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1.區位範圍：高雄港前鎮商港區第 2、3 單元土地投資興建暨經營建築物及附屬設施 The Land in units 2 and 3 of Logistics & Warehousing Zone in Qianzhen, Port of Kaohsiung. 2.基地面積：約 35,170.27 平方公尺 Land area: Approximately 35,170.27 m ² . 3.土地使用分區及限制：港埠用地：容積率 200%，建蔽率 50% Land zoning and limitations: Port land; Floor Area Ratio (FAR) of 200%, Building Coverage Ratio (BCR) of 50%.
2.公共建設類別 Project Sector	港埠設施 Port facilities
3.辦理方式 Models of Private Participation	由政府提供土地予民間自行投資興建 Private investment to build on Government-owned land
4.主辦機關 Authority-in-Charge	臺灣港務股份有限公司高雄港務分公司 Port of Kaohsiung, Taiwan International Ports Corp., Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 16.37 億元 Estimated of NTD 1.637 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 16.37 億元 Estimated of NTD 1.637 billion
7.政府辦理項目 The Handing Matters of Government	政府提供土地民間投資興建 The Government provides land for private companies in construction and operation.

項目 Item	內容 Contents
8.民間可參與範圍 Scope of Private Participation	投資興建倉庫暨營運 Investment, construction, and operation of warehouse.
9.民間投資可回收來源 Primary Sources of Revenue	經營貿易、倉儲、物流等業務收入 Revenue from operation of trade, warehousing, and logistics.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金和管理費 Land rental and management fee.
11.計畫許可年期 Concession Period	依實際工程決算金額，按比例計算 Calculated based on a final investment amount.
12.計畫依據或其它涉及法規 Related Laws and Regulations	商港法 The Commercial Port Law
13.目前辦理/規劃階段 Current Status	完成簽約(112.10.06) Complete signing (2023.10.06)
14.規劃辦理期程 Schedule	1.招商準備階段(112.05.01~112.07.31) Tendering Preparation (112.05.01~112.07.31) 2.公告招商作業(112.07.31~112.08.21) Invitation to Tender (112.07.31~112.08.21) 3.甄審及評決作業(112.08.21~112.09.11) Screening and Evaluation (112.08.21~112.09.11) 4.議約及簽約作業(112.09.12~112.10.11) Contract Negotiation and Signing (112.09.12~112.10.11)
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.

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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 N/A
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<p style="text-align: center;"><u>區位圖 Location Map</u></p> 
19.其他補充資料 Other Supplementary Information	無 N/A
20.預期效益 Expected Benefits	<p>1.吸引倉儲物流業者進駐，增加港口貨物儲轉能力。 Attract the investment of warehousing and logistics and increase the storing and transferring abilities of port.</p> <p>2.促進相關產業之群聚，發揮貨櫃轉運加值效益。 Promote concentrations of related industries and utilize the value-added benefit of container transferring.</p>

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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高雄港務分公司 Authority：Port of Kaohsiung, Taiwan International Ports Corporations, Ltd. 聯絡人：高級事務員 池佳芸 Contact person: Senior clerk, Chih Chia-Yun 電話：07-5622681 Tel.: +886-7-5622681 傳真：07-5334903 Fax: +886-7-5334903 電子信箱：T03273@twport.com.tw Email: T03273@twport.com.tw