

## 交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：蓬萊商港區 4-7 號碼頭後線土地招商案

Kaohsiung Port Warehouse Cluster Phase II Renovation and Operation Lease Invitation

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<p>1.計畫內容概述 Project Overview</p>	<p>1. 區位範圍：高雄港蓬萊港區 4-7 號碼頭後線土地投資招商案 Location：Southern side of Great Harbor Bridge；Warehouse 4-1A、Warehouse 6</p> <p>2. 基地面積：陸域 5.33 公頃、水域 2.24 公頃，。 Site Area：Whole area approximately 10,500 (including land area: 5.33 hectares, and water area: 2.24 hectares)</p> <p>3. 可開發土地面積：約 12,907 平方公尺（部分 39 地號 8,998 平方公尺、40 地號 3,909 平方公尺） Developable land area: Approximately 12,907 m<sup>2</sup> (including part of the land serial no. 39 is 8,998 m<sup>2</sup>, and the land serial no. 40 is 3,909 m<sup>2</sup>)</p> <p>4. 建物面積：約 10,514 平方公尺（棧 4-2 庫、棧 4-3 庫、棧 5 庫、棧 6-1 庫、棧 7-2 庫、C2 庫、員工訓練所等 7 棟）。 Building Area：Approximately 10,514m<sup>2</sup>（including Warehouse 4-2, Warehouse 4-3, Warehouse 5, Warehouse 6-1, Warehouse 7-1, Warehouse C2, and the Employee Training Center, totaling 7 buildings）</p> <p>5. 土地使用分區及限制 Land Use Zoning and limitations： (1) 本案土地使用分區：第二種特定文化休閒專用區。 Land Use Zoning：Specific Cultural Leisure dedicated Zone. (2) 容積率及建蔽率依據變更高雄多功能經貿園區特定區計畫細部計畫。 The Floor Area Ratio (FAR) &amp; Building Coverage Ratio (BCR) are executed in accordance with Kaohsiung Multi-functional Commerce Trade Park special district plan detailed Plan.</p> <p>6. 公共建設事業：零售業、餐飲業、藝文業、休閒、娛樂服務業、運動服務業、觀光及旅遊服務業。 Public construction projects：Mix used Commercial (including Retail industry, food and beverage industry, arts and culture industry, leisure, entertainment services industry, sports services industry) and the tourism and travel services industry such as 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。</p>

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	Ancillary enterprises : The development of the ancillary enterprises should comply with related laws and regulations if applicable. The Private institution should also comply with the governing laws and regulations.
2.公共建設類別 Project Sector	親水遊憩觀光設施 Water-based recreational and tourist facilities.
3.辦理方式 Models of Private Participation	租賃（建築）及讓與地上權（土地），一案招商，分期分區交付開發  Rental（Building Area） or Establishment of Superficies（Developable land area）, developed in one project, and it can be delivered in phases and by zones.
4.主辦機關 Authority-in-Charge	高雄港區土地開發股份有限公司 Kaohsiung Port Land Development Co., Ltd
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 20 億元 Estimated of NTD 2 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 20 億元 Estimated of NTD 2 billion
7.政府辦理項目 The Handing Matters of Government	無 none
8.民間可參與範圍 Scope of Private Participation	全部。一案招商，分期分區交付開發 Entire area. (developed in one project, and it can be delivered in phases and by zones).
9.民間投資可回收來源 Primary Sources of Revenue	複合商業、倉庫旅宿及租金收入 Commercial and hotel revenue and rental income.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	1. 土地租金：租賃標的面積 x 簽約日當期土地公告地價年息 1.5%） + （租賃標的面積 x 當年度土地公告地價年息 2%） Land rentals : (Leased area × 1.5% of annual land price interest announced on contractual date) + (Leased area × 2% of annual land price interest announced at current year) 2. 設施租金：每月繳付，依實際公告為準 Facility rental : Monthly Payment, and the rates shall base on the actual announcement.

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	<p>3. 權利金 Royalties :</p> <p>(1) 開發權利金：簽約後乙次給付，依實際公告為準 Development royalty : Payment will be made after signing the contract and it shall base on the actual announcement.</p> <p>(2) 變動權利金：依每年營業收入比率抽取，依實際公告為準。 Varied operating royalty : Collected according to the percentage of the revenue.</p>
11.計畫許可年期 Concession Period	<p>1. 建物租賃 20 年，得續約二次，初次續約為 20 年，再次續約為 10 年，租賃期間自簽約日起總計不得逾 50 年 Building area is leased for 20 years, with the option to renew twice. The first renewal is for 20 years, and the second renewal is for 10 years. The total lease period shall not exceed 50 years.</p> <p>2. 可開發土地若有建築房屋者，租賃期間得自第一次簽約日起計 50 年 If there is a building development within developable area, the lease period can be up to 50 years from the date of the first contract signing.</p>
12.計畫依據或其它涉及法規 Related Laws and Regulations	<p>商港法 The Commercial Port Law</p>
13.目前辦理/規劃階段 Current Status	<p>規劃招商準備階段 Planning for tender preparation stage</p>
14.規劃辦理期程 Schedule	<p>預計民國 112 年第四季辦理公告招商。 The invitation to tender is expected to be processed in the fourth quarter of 2023</p>
15.是否禁止或限制外商申請 Applicability of Foreign Investment	<p>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</p>
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	<p>禁止陸資投資 Not open to mainland capital investment</p>

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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)	
19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	<ol style="list-style-type: none"> <li>1. 充實都會機能且落實舊港口轉型五年計畫 Enhance urban functions and implement the Old Port Transformation Five-Year Plan.</li> <li>2. 促進高雄市觀光發展 Promote tourism development in Kaohsiung City.</li> <li>3. 增加居民生活休閒便利性 Enhancing residents' quality of life and leisure convenience.</li> <li>4. 打造老碼頭水岸特色空間，吸引特色品牌進駐 Creating a waterfront-themed space to attract unique brands for</li> </ol>

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	occupancy.
21.主辦機關聯絡窗口 Contact Method	單位名稱：高雄港區土地開發股份有限公司 Authority：Kaohsiung Port Land Development Co., Ltd 聯絡人：經理 林昭廷 Contact Person：Manager, Lin Chao Ting 電話：07-5319000#1117 Tel：886-7-5319000 ext. 1117 傳真：07-5511599 Fax：886-7-5511599 電子信箱：marklin1220 @kpld.com.tw E-mail：marklin1220 @kpld.com.tw