

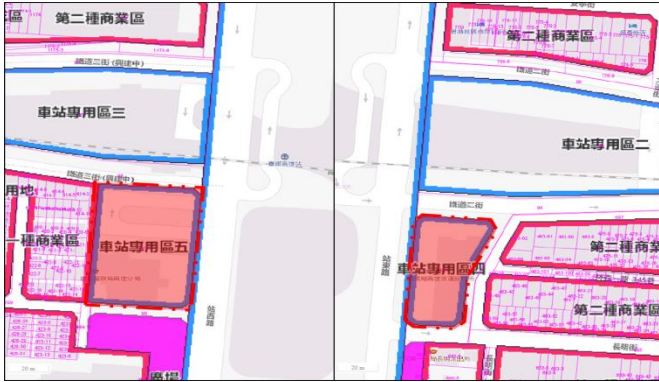
交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：高雄火車站前車專區四、五土地開發案

The Station Zone of fourth and fifth land development projects in the front train area of Kaohsiung Railway Station

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1.區位範圍：高雄市三民區雄中段 91 及 97 地號等 2 筆。 Location: Land number 91, 97, Xiongzhong Section, Sanmin District, Kaohsiung City. 2.基地面積：約 5,542 平方公尺。 Base area: about 5,542 m ² 3.土地使用分區及限制： 車站專用區；建蔽率 50%、容積率 840%。 Land zoning and limitations: Station Zone; building coverage ratio=50%、floor area ratio=840%
2.公共建設類別 Project Sector	其他 Other.
3.辦理方式 Models of Private Participation	合建開發或設定地上權 Joint construction and development or Establishment of Superficies.
4.主辦機關 Authority-in-Charge	交通部臺灣鐵路管理局 Taiwan Railways Administration, MOTC
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 24.6 億元 Approx. NTD 2.46 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 24.6 億元 Approx. NTD 2.46 billion
7.政府辦理項目 The Handing Matters of Government	經公開評選委託實施者 Public Criticism of The Election for The Practical Application of The Actual.

項目 Item	內容 Contents
8.民間可參與範圍 Scope of Private Participation	住商大樓 Residential And Commercial Buildings.
9.民間投資可回收來源 Primary Sources of Revenue	複合式產品之銷售與營運績效 The Operation Performance or To Sell of Complex Products.
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	視個案評估 Evaluated By case
11.計畫許可年期 Concession Period	視個案評估 Evaluated By case
12.計畫依據或其它涉及法規 Related Laws and Regulations	國營臺灣鐵路股份有限公司設置條例第 6 條 Article 6 of Act for Establishment of State-owned Taiwan Railway Co., Ltd
13.目前辦理/規劃階段 Current Status	擬定文件及評估開發方式 Prepare documents and evaluate development methods.
14.規劃辦理期程 Schedule	預計 113 年底前辦理公告招商 The invitation to tender is expected to handle before the end of 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.

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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	視個案評估 Evaluated By case
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	
19.其他補充資料 Other Supplementary Information	無 N/A
20.預期效益 Expected Benefits	<p>透過整體開發規劃，期望整合政府政策及民間資源，進行實質環境改善之外，且能達到復甦都市機能、提昇土地效用，增進公共利益之目標。</p> <p>Through comprehensive development and planning, hoping to integrate government policy and private resources in order to achieve goals such as improving physical environment, reviving urban functions, enhancing land use efficiency and increase public benefits.</p>
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：交通部臺灣鐵路管理局 資產開發中心 Authority: Asset Development Center, Taiwan Railways Administration, MOTC</p> <p>聯絡人：幫工程司 許國泰 Contact Person： Assistant Engineer, Hsu Kuo-Tai</p> <p>電話：02- 23815226#9601 Tel：+886-2-23815226#9601</p> <p>傳真：02- 23314805 Fax：+886-2- 23314805</p>

項目 Item	內容 Contents
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