

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名:桃園火車站站區土地開發案

Private Participation Land Development of Taoyuan Railway Station

項目	內容
<p>1.計畫內容概述 Project Overview</p>	<p>1. 區位範圍：桃園車站周邊地區。 Location：The adjacent area of the Taoyuan Station</p> <p>2. 基地面積：全區約 46,459 平方公尺。 Site Area：Whole area approximately 46,459 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。 Land Use Zoning： Station dedicated Zone. (2) 容積率及建蔽率依據桃園市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 Taoyuan Urban planning detailed Plan.</p> <p>4. 公共建設事業：商業及辦公大樓空間、旅宿空間。 Infrastructure projects：Commercial & office building；Boutique hotel.</p> <p>5. 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 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.</p>
<p>2.公共建設類別 Project Sector</p>	<p>交通設施 Transportation facilities</p>
<p>3.辦理方式 Models of Private Participation</p>	<p>整建-營運-移轉 Build -Operate-Transfer (BOT) 營運-移轉 Operate-Transfer (OT)</p>
<p>4.主辦機關 Authority-in-Charge</p>	<p>交通部臺灣鐵路管理局 Taiwan Railway Administration, Ministry of Transportation and Communications.</p>

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 86 億元 Estimated of NTD 8.6 billion
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 86 億元 Estimated of NTD 8.6 billion
7.政府辦理項目 The Handing Matters of Government	1. 營運資產使用權之點交。 Hand over the assets Operating Right to use. 2. 標章與授權。 Trademark authorization of the Fan-Shaped Roundhouse.
8.民間可參與範圍 Scope of Private Participation	全部 Entire area.
9.民間投資可回收來源 Primary Sources of Revenue	商業、辦公大樓及旅宿大樓收入及租金收入 Commercial, Hotel and office building rent benefit.
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. 權利金 Royalties : (1) 開發權利金：不得低於新臺幣 43,000,000 元。 Development royalty : No less than NTD 43,000,000 (2) 經營權利金 Operating royalty A. 固定經營權利金：不得低於新臺幣 83,479,000 元。 Fixed operating royalty : No less than NTD 83,479,000 B. 變動經營權利金：依營業收入比率抽取。 Varied operating royalty : Collected according to the percentage of the revenue.

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11.計畫許可年期 Concession Period	50 年 50 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	規劃招商準備階段 Planning for tender preparation stage
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.
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） No ban nor restriction (It has to comply with the related laws and 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

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<p>18.相關圖片</p> <p>Related Pictures (Such as Location Maps, Planning Diagrams)</p>	 <p>The map shows a development site with several key areas highlighted: a '轉乘停靠區' (Transfer Stop Area) in orange, a '車站+轉運站 共構大樓' (Station + Transfer Station Co-located Building) in yellow, two '廣場' (Plazas) in orange, and two '複合性商業大樓' (Composite Commercial Buildings) in yellow. Other landmarks include '文化資產 保存再利用' (Cultural Heritage Preservation and Re-use), '東門溪' (Dongmen River), and '綠地' (Green Space). A red dashed line outlines the main development area, and a green dashed line outlines a larger area including the green space. Arrows indicate directions or flow.</p> <p><u>Location Picture of the developmental sit</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. 創造車站周邊商圈再發展機會。 To create the redevelopment opportunity for the railroad station 3. 提供桃園居民優質的休憩環境。 To provide a better leisure & recreational environment for the residents of Taoyuan. 4. 透過桃園車站促參案挹注臺鐵局穩地收益。 Bringing the persistent income through the Taoyuan 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 Railways Administration</p> <p>聯絡人：幫工程司 許耀祖</p> <p>Contact：Assistant engineer, Hsu Yao-Zu</p> <p>電話：02-23815226#3696</p> <p>Tel：886-2-23815226 ext. 3696</p> <p>傳真：02-23314805</p> <p>Fax：886-2-23314805</p> <p>電子信箱：0085965@railway.gov.tw</p>

項目	內容
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