

交通部 112 年度招商大會參展機關提報案件(亮點商案)

案名：高速鐵路臺南車站特定區產業專用區(武東段 279、280 地號)開發經營案

Commercial / Manufacturing Park Development and Management Project of the Tainan High Speed Rail (HSR) Station Special District (Lot 279,280, Sec. Wudong)

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：高速鐵路臺南車站特定區歸仁區武東段 279、280 地號產業專用區。 Location：Commercial / Manufacturing Park in Lot 279,280, Sec. Wudong, Tainan HSR Station District.</p> <p>2. 基地面積：全區 98,884.91 m²。 Site Area：98,884.91 m²</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 產業專用區。 Commercial / Manufacturing Park (2) 建蔽率：60% Building Coverage Ratio: 60%</p> <p>4. 產業專用區：依據都市計畫規定之允許使用項目辦理。 Ancillary enterprises：In accordance with the permission of urban planning to conduct development projects.</p>
2.公共建設類別 Project Sector	<p>高鐵建設 HSR Construction</p>
3.辦理方式 Models of Private Participation	<p>設定地上權 Creation of superficies</p>
4.主辦機關 Authority-in-Charge	<p>交通部鐵道局 Railway Bureau, MOTC</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估新臺幣 72 億元 (未含權利金、土地租金) Estimated of NTD 7.2 billion (Royalties Land rentals excluded)</p>

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 72 億元 (未含權利金、土地租金) Estimated of NTD 7.2 billion (Royalties Land rentals excluded)
7.政府辦理項目 The Handing Matters of Government	土地交付 Transfer of land use right
8.民間可參與範圍 Scope of Private Participation	依據都市計畫規定之允許使用項目辦理 In accordance with the permission of urban planning to conduct development projects.
9.民間投資可回收來源 Primary Sources of Revenue	開發項目之營運收益 Revenue of development projects
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	<p>1. 土地租金 Land rentals :</p> <p>(1) 固定土地租金：按訂約當年度土地申報地價乘以年息率 2.5% 計算 Fixed Land rentals : Calculated by multiplying the Declaration of the Land Value in the year of contract by the annual interest rate of 2.5%.</p> <p>(2) 變動土地租金：按各年度當期土地申報地價乘以年息率 1% 計算 Varied Land rentals : Calculated by multiplying the Declaration of the Land Value in each year by the annual interest rate of 1%.</p> <p>2. 權利金 Royalties :</p> <p>(1) 固定權利金：6~50 年每年不得低於新臺幣 3,069 萬元。 Development royalty : From 6 to 50 years, no less than NTD 30.69 million per year</p> <p>(2) 變動權利金：依營業收入比率抽取。 Varied royalty : Collected according to the percentage of the revenue</p>
11.計畫許可年期 Concession Period	50 年 50 years

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12.計畫依據或其它涉及法規 Related Laws and Regulations	獎勵民間參與交通建設條例 Act for Encouraging Private Participation in Transportation Infrastructure Projects
13.目前辦理/規劃階段 Current Status	公告招商作業 Tender announcement
14.規劃辦理期程 Schedule	公告時間：112年8月31日至113年1月2日 Announcement of Invitation to Tender: August 31, 2023 to January 2, 2024 開標暨資格審查：113年1月2日 Bid opening and Evaluation: January 2, 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） 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	無 None
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	None <u>區位圖 Location Map</u>  An aerial photograph of a large industrial or research park in Tainan, Taiwan. A specific plot of land is highlighted in yellow. Numerous labels in Chinese identify various facilities and institutions in the area, including National Sun Yat-sen University, National Kaohsiung Normal University, and several research centers and industrial zones. The map shows a mix of green spaces, roads, and large buildings.

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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"> 1. 增加政府收入 Increase government revenue 2. 創造就業機會 Create career opportunities 3. 促進地區發展 Promote regional development
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：交通部鐵道局 Authority：Railway Bureau, Ministry of Transportation and Communications.</p> <p>聯絡人：工程員 陳品瑜 Contact：Assistant Engineer, Chen Ping-Yu</p> <p>電話：02-80723333 #5501 Tel：886-2-80723333 ext.5501</p> <p>傳真：02-89691600 Fax：886-2-89691600</p> <p>電子信箱：pychen1@rb.gov.tw E-mail：pychen1@rb.gov.tw @rb.gov.tw</p>