

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：新北市貢寮區龍洞南口海洋公園及遊艇港營運移轉案

Operate-transfer Private Participation Project of Longdong S. Ocean Park and Longdong Marina in Gongliao Dist., New Taipei City

項目 Item	內容 Contents
<p>1.計畫內容概述 Project Overview</p>	<p>1. 區位範圍：新北市貢寮區龍洞南口海洋公園及龍洞遊艇港。 Location：Longdong S. Ocean Park and Longdong Marina in Gongliao Dist., New Taipei City</p> <p>2. 基地面積：全區約 135,846 平方公尺。地上 2 層樓建物 1 棟（1 樓為 2692.04 平方公尺，2 樓為 1782.76 平方公尺）。 Site Area：Whole area approximately 135,846 m². There is a two floors tall building (The first floor is about 2692.04 m². The second floor is about 1782.76 m².)</p> <p>3. 土地使用分區：公園用地、遊艇港專用區及部分公園用地部分遊艇專用區。 Land Use Zoning：Park Zone, Yacht Harbor Dedicated Zone, Part of Park Zone, and Part of Yacht Harbor Dedicated Zone.</p> <p>4. 公共建設事業：海泳池、旅館、餐飲、停車場、遊艇港等。 Infrastructure projects：Sea pools, hotels, restaurants, parking lots, yacht harbor, etc.</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>觀光遊憩設施 Tourism and amusement facilities</p>
<p>3.辦理方式 Models of Private Participation</p>	<p>營運-移轉 Operate-Transfer (OT)</p>

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4.主辦機關 Authority-in-Charge	交通部觀光署東北角及宜蘭海岸國家風景區管理處 Authority : Northeast and Yilan Coast National Scenic Area Headquarters, Tourism Administration, Ministry of Transportation and Communications.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 1.1 億元 Estimated of NTD 110 million
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 0.33 億元 Estimated of NTD 33 million
7.政府辦理項目 The Handing Matters of Government	1. 整建營運資產。 Rehabilitate the assets. 2. 營運資產使用權之點交。 Hand over the assets Operating Right to use
8.民間可參與範圍 Scope of Private Participation	1. 裝修營運資產。 Renovation operating assets. 2. 資產營運。 Operate assets.
9.民間投資可回收來源 Primary Sources of Revenue	海泳池、旅館、餐飲、停車場、遊艇港泊區租金收入等。 Sea pools, hotels, restaurants, parking lots, berth rent benefit, etc.
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) 固定權利金：不得低於新臺幣 2,000,000 元。 Fixed royalty : No less than NTD 2,000,000
11.計畫許可年期 Concession Period	10 年 10 years

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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	可行性評估階段及先期規劃階段 Feasibility assessment stage and Planning in advance stage
14.規劃辦理期程 Schedule	預計民國 112 年 12 月辦理公告招商 The invitation to tender is expected to be processed in 2023.12.
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	不適用「促進民間參與公共建設法」第 36 條規定 Not applicable for Article 36 of the Act for Promotion of Private Participation in Infrastructure Projects
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> 

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19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	每年使用約 4 萬人次、推動國內海上觀光活動及周邊水上娛樂等親海遊憩體驗等。 About 40,000 people use the public facilities every year. And promote water recreation activities domestically.
21.主辦機關聯絡窗口 Contact Method	單位名稱：交通部觀光署東北角及宜蘭海岸國家風景區管理處 Authority：Northeast and Yilan Coast National Scenic Area Headquarters, Tourism Administration, Ministry of Transportation and Communications. 聯絡人：技士 洪丞慧 Contact Person：Technician, Hung Cheng-Hui 電話：02-24991115#125 Tel：886-2-24991115 ext. 125 傳真：02-24991170 Fax：886-2-24991170 電子信箱：hui-neyc@tad.gov.tw E-mail：hui-neyc@tad.gov.tw