

# 新竹科學工業園區作業基金收費機制之研究

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## 摘要

The operation fund' s charging mechanism of Hsinchu Science Park (hereinafter referred to as the "HSP" ) has the guidance effect of inducing the industry types. The enterprises in HSP must pay 5% of assessed and publicly announced land value for land rental and share the construction cost of public facilities associated with the leased land. They also must pay 1.9% of the sales amount as the management fee. Both are now exerting in the charging mechanism of HSP. This mechanism makes large scale production manufacturers having highly cost incentives, but makes high value-added manufacturers with high RD and less use of park resources paying a punishing management fee. Currently, this charging mechanism also leads HSP to suffer the financial problems of debt and replacement inputs because of the insufficiency of management fee.

The purpose of this paper is to setup the improving proposal of charging mechanism of HSP and management fees consciousness. Applying financial benefit assessment method of infrastructure projects, this paper collects the HSP financial data to evaluate the financial results of the proposal.

We suggested two phases to adjust charging mechanism of HSP, the first phase is beginning in 2018, the enterprises have to pay 6.5% of assessed and publicly announced land value for land rental and 1.25% of the sales amount as the management fee, the second phase is beginning in 2023, the enterprises have to pay 8% of assessed and publicly announced land value for land rental and 0.92% of the sales amount as the management fee. Our empirical result of the proposal shows: SLR is 140.71%, NPV is NT\$26 billion, IRR is 8.43%, DPB is approximately 23.89 years. The financial evaluation result of the proposal is slightly better than the current financial criterion. The proposal we suggested can reduce the residence willingness of large scale production manufacturers, at the same time, the management fee reduction can assist HSP to attract high value-added manufacturers to stay. And the proposal also benefits HSP transferring to the park of innovative enterprises.

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