


## 交通部 113 年度招商大會參展機關提報案件(民參案件)

案名：員林火車站周邊土地都市更新事業都市更新案

Urban Renewal of Land around Taiwan Railway Yuanlin Station

| 項目 Item   | 內容 Contents  |
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| 1.計畫內容概述<br>Project Overview                        | <p>1. 區位範圍：員林車站周邊地區。<br/>Location：The adjacent area of the Yuanlin Station</p> <p>2. 基地面積：全區約 27,033.69 平方公尺。<br/>Site Area：Whole area approximately 27,033.69 m<sup>2</sup></p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations：<br/>(1) 本案土地使用分區：車站專用區。<br/>Land Use Zoning：Station dedicated Zone.<br/>(2) 容積率及建蔽率依據中壢都市計畫細部計畫規定辦理。<br/>The Floor Area Ratio (FAR) &amp; Building Coverage Ratio (BCR) are executed in accordance with Yuanlin Urban planning detailed Plan.</p> <p>4. 公共建設事業：商場、百貨、影城、辦公大樓、旅館、便利商店<br/>Infrastructure projects：shopping mall、shopping mall、office building、hotel、convenience store</p> |
| 2.公共建設類別<br>Project Sector                          | 其他 Other   |
| 3.辦理方式<br>Models of Private Participation           | 設定地上權 Establishment of Superficies   |
| 4.主辦機關<br>Authority-in-Charge                       | 國營臺灣鐵路股份有限公司 State-owned Taiwan Railway Corporation, Ltd.  |
| 5.案件規模(億元)<br>Total Amount of Project (NTD)         | 12.97 億元<br>Estimated of NTD 12.97 billion   |
| 6.預計民間投資金額(億元)<br>Estimated Investment Amount (NTD) | 12.97 億元<br>Estimated of NTD 12.97 billion   |

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| 7.政府辦理項目<br>The Handing Matters of Government                  | 經公開評選委託實施者<br>Public Criticism Of The Election For The Practical Application Of The Actual.  |
| 8.民間可參與範圍<br>Scope of Private Participation                    | 視個案評估<br>Evaluated by case   |
| 9.民間投資可回收來源<br>Primary Sources of Revenue                      | 商業、辦公大樓及旅宿大樓收入及租金收入<br>shopping mall、shopping mall、office building、hotel、convenience store rent benefit  |
| 10.租金、權利金等費用項目<br>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。<br>Land rentals：Calculated and collected according to the Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects<br>2. 權利金 Royalties：<br>(1) 開發權利金：不得低於新臺幣 30,000,000 元。<br>Development royalty：No less than NTD 30,000,000<br>(2) 營運權利金：依營業收入比率抽取。<br>Operating royalty：collected according to the percentage of the revenue. |
| 11.計畫許可年期<br>Concession Period                                 | 30 年<br>30 years   |
| 12.計畫依據或其它涉及法規<br>Related Laws and Regulations                 | 都市更新條例<br>Urban Renewal Act  |
| 13.目前辦理/規劃階段<br>Current Status                                 | 公告招商<br>The invitation to tender   |

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| 14.規劃辦理期程<br>Schedule  | 民國 114 年第一季辦理公告招商。<br>The invitation to tender begins in the first quarter of 2025.                    |
| 15.是否禁止或限制外商申請<br>Applicability of Foreign Investment                  | 未禁止或限制（但須符合相關法令規定）<br>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<br>Applicability of Mainland Capital Investment         | 未禁止或限制（但須符合相關法令規定）<br>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<br>Tax Preferences and Legal basis                   | 未禁止或限制（但須符合相關法令規定）<br>No ban nor restriction (It has to comply with the related laws and regulations)  |
| 18.相關圖片<br>Related Pictures (Such as Location Maps, Planning Diagrams) |                    |
| 19.其他補充資料<br>Other Supplementary Information                           | 無<br>None  |

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|-------------------------------|---|
| 20.預期效益<br>Expected Benefits  | 1.開闢計畫道路，提升公共建設服務之品質<br>2.開發商場、百貨等商業設施帶動地方經濟成長<br>1.openning up the city plans road to promote the quality of public construction services<br>2.developing commercial facilities to promote local economic growth   |
| 21.主辦機關聯絡窗口<br>Contact Method | 單位名稱：國營臺灣鐵路股份有限公司<br>Authority：State-owned Taiwan Railway Corporation, Ltd.<br>聯絡人：助理工程師 李孟珊<br>Contact Person：Assistant engineer Li Meng-Shan<br>電話：02-23815226#3696<br>Tel：886-2-23815226 ext. 3696<br>電子信箱：0100024@railway.gov.tw<br>E-mail：0100024@railway.gov.tw |