

交通部 114 年度招商大會參展機關提報案件(民參案件/亮點案件)

附表1

案名：高速鐵路雲林車站特定區車站專用區（三）開發經營案

Station Zone (III) Development and Management Project of the Yunlin High Speed Rail (HSR) Station Special District

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	1. 區位範圍：高速鐵路雲林車站特定區雲林縣虎尾鎮高北段 315 地號車站專用區(三)。 Location : Station Zone (III), 315, Sec. Gaobei, Yunlin HSR Station District. 2. 基地面積：全區 61,497.44 m²。 Site Area : 61,497.44 m² 3. 土地使用分區及限制 Land Use Zoning and limitations : (1) 車站專用區(三)。 Station Zone (III). (2) 建蔽率：60% Building Coverage Ratio: 60%. (3) 容積率：350% Floor Area Ratio: 350%. 4. 車站專用區(三)：依據都市計畫規定之允許使用項目辦理。 Station Zone (III) : In accordance with the permission of urban planning to conduct development projects.
2.公共建設類別 Project Sector	高鐵建設 HSR Construction

項目 Item	內容 Contents
3.辦理方式 Models of Private Participation	設定地上權 Creation of superficies
4.主辦機關 Authority-in-Charge	交通部鐵道局 Railway Bureau, Ministry of Transportation and Communications.
5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 86 億元 (未含權利金、土地租金) Estimated of NTD 8.6 billion (Royalties Land rentals excluded)
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 86 億元 (未含權利金、土地租金) Estimated of NTD 8.6 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	1. 土地租金 Land rentals : (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%.

項目 Item	內容 Contents
	(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%. 2. 權利金 Royalties : (1) 定額權利金：開發經營期間不得低於權利金底價。 Fixed royalty : During the Development and Management Period, no less than the basic price of Royalties per year. (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.
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	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。 The invitation to tender.
14.規劃辦理期程 Schedule	民國 115 年 1 月 8 日公告招商截止。 The invitation to tender ends on January 8, 2026.

項目 Item	內容 Contents
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)	區位圖 Location Map  (底圖資料來源：內政部國土測繪中心)
19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	1. 增加政府收入 Increase government revenue 2. 創造就業機會 Create career opportunities

項目 Item	內容 Contents
	3. 促進地區發展 Promote regional development
21.主辦機關聯絡窗口 Contact Method	單位名稱：交通部鐵道局 Authority : Railway Bureau, Ministry of Transportation and Communications. 聯絡人：幫工程司 陳品瑜 Contact : Assistant Engineer, Chen Ping-Yu 電話：02-80723333 #5501 Tel : 886-2-80723333 ext.5501 傳真: 02-89691600 Fax : 886-2-89691600 電子信箱：pychen1@rb.gov.tw E-mail : pychen1@rb.gov.tw