

台灣高速鐵路開發對站區周邊房地價之影響初探-以高鐵新竹站與竹北高鐵特定區為例

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摘要

A Preliminary Analysis of Construction of Taiwan High Speed Rail on Average Land and House Price

Illustrated by Chu-bei HSR Special Zoning Area

ABSTRACT

The establishment of capital-intensive transportation project of Taiwan High Speed Rail (THSR) contributes to the regional real estate market development in Taiwan due to its vicinity advantage. By basic survey, it is found within all six stations of THSR, Chu-bei HSR Special Zoning Area (CHSZA) gets more land price rise than the others, which is the major concern of this paper. The average public announced land price (PALP) is selected and used as an analysis tool and examined by Chi-test and related analysis. This research is aimed to find the relations in-between PALP and THSR illustrated by CHSZA. Multi Regression Analysis (MRA) is applied on a 2-set 6-year data groups, this research is aimed to plot the cause-and-effect of PALP vs. THSR. This research is concluded that the average land price and condominium for sale are positively related to phasing of the THSR project. It should be noted that the sale price for the real estate nearby CHSZA became quite flat after the THSR was completed and operated.

關鍵字 : Keywords: real estate market, housing price, Taiwan High Speed Rail, CHSZA