

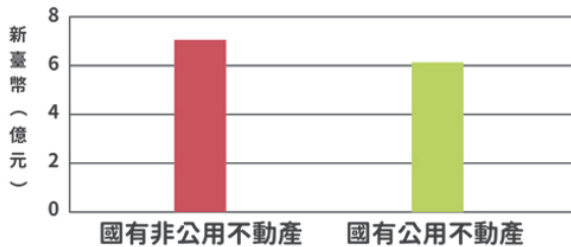


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### 焦點專欄 / Focal columns

國有不動產收益案件109年紓困成果(租金減收)



### 疫情影響難經營，減租措施續相挺

因應嚴重特殊傳染性肺炎疫情影響，本署 109 年就國有不動產出租等收益案件，研訂該年應收租金等減收緩繳措施，減輕民眾及企業負擔。因疫情持續影響，廣續發布 110 年 1 月至 6 月紓困措施。

### Ongoing rent reduction measures to mitigate business difficulties caused by the epidemic

In response to the serious impact of the COVID-19 epidemic, the Administration has adopted rent reduction and deferral measures for revenue-generating leasing of national real estate in 2020 to ease the burden on citizens and enterprises. Due to the continued impact of the epidemic, relief measures have been announced successively between January and June 2021.



### 積極協助推動社會福利政策，全民共享有感施政

配合推動公共化教保、長期照顧、社會住宅等國家重大社會福利政策，本署積極協助機關依法取得所需國有不動產。

### Active assistance in the promotion of social welfare policies and public administration with a noticeable impact on all citizens

In line with the promotion of major national social welfare policies such as public educare, long-term care, and social housing, the Administration actively assists other agencies in the legal acquisition of national real estate as required.





## 積極推動太陽光電、設定地上權及辦理都更分回房地標售，活化國家資產，創造資產價值

配合國家推動綠能政策及落實大面積國有土地不出售政策，協力釋出綠能用地，並以設定地上權活化大面積國有土地，提升國家資產運用效益，及辦理都更分回房地標售增裕庫收，以支應各項公共建設財源。

## Active promotion of PV ( photovoltaic ), the establishment of superficies, and sale of reallocated land and housing after urban renewal by tender to activate national assets and create asset value

In line with the national policies of green energy promotion and non-sale of large-sized plots of national land, the Administration cooperates in the release of land for green energy projects. Superficies are established to activate such large-sized plots and thereby enhance the effects of national asset utilization. The sale of reallocated housing and land after urban renewal by tender is carried out to replenish treasury revenues and provide funds for public infrastructure projects.



## 中央及地方協力推動，共創高雄六龜溫泉旅宿業合法化

本署與交通部觀光局及高雄市政府觀光局等中央及地方政府共同協助專案輔導六龜區寶來溫泉區業者合法化，獲重大進展，於 109 年底有 7 家業者與本署簽訂專案設定地上權契約，朝合法化目標，邁出一大步，對該等有心合法經營之溫泉業者有相當大的幫助。本署並在在交通部觀光局茂林國家風景區管理處舉辦頒發契約及感謝狀典禮。六龜寶來地區歷經種種困境，終於等到復甦的時候，未來經輔導合法化成功後，可重新打造六龜溫泉區之美名。

## Central and local government agencies join hands in efforts to legalize the hot spring resort industry in Liugui, Kaohsiung

This Administration joins hands with the Tourism Bureau of the Ministry of Transportation and Communications and the Tourism Bureau of Kaohsiung City in providing joint assistance and special guidance for the legalization of businesses in the Baolai Hot Spring Area in Liugui, Kaohsiung. At the end of July 2020, seven of these businesses signed an agreement with this Administration to establish superficies, which represents a major milestone and important step forward toward the goal of legalization. This is instrumental for hot spring establishments that are firmly committed to the legalization of business operations. The Administration held a special ceremony to present these businesses with contracts and certificates of appreciation at the Maolin National Scenic Area Administration. The Liugui Baolai area has faced numerous difficulties and is now finally experiencing a revival. It is expected that Liugui hot spring area will regain its former reputation upon successfully completing the aforementioned guidance and legalization efforts



## 法令宣導 / Announcement of legal amendments

### 109.12.17 修正「國有非公用土地提供袋地通行作業要點」

放寬國有土地提供袋地通行之條件，原應依民法第 789 條規定通行受讓人、讓與人或其他分割人之所有地（下稱應被通行地）案件，因應被通行地已建築使用，致無隙地可供通行等 3 種情形，考量國有非公用土地有效管理運用及適度調和相鄰關係，得另與申請人約定有償通行國有土地，償金與一般案件作差異化處理。

#### **Amendment to the “Operation Directions for Provision of National Non-public Use Land for Passage of Isolated Land” on December 17, 2020**

The criteria for provision of national non-public use land for passage of isolated land have been relaxed. Where landowners are entitled to pass through land owned by the transferee or the transferor or the other petitioners ( hereinafter referred to as ; “accessed land” ) pursuant to Article 789 of the Civil Code and such accessed land is already occupied by buildings, leaving no open space for passage, an agreement may be reached with applicants to allow paid passage through national land with a view to ensuring effective management and utilization of national non-public use land and adequate coordination with adjacent plots. Compensation amounts must be differentiated from those charged for general cases.

### 109.11.20 修正「國有非公用不動產勘查作業程序」

為配合行政院推動太陽光電政策，縮短大面積太陽光電申請委託經營案件審辦時間，增訂大面積太陽光電委託經營案件勘查應繪製之使用現況略圖（建物配置圖），得以航照影像（含遙控無人機拍攝之航照影像）套繪地籍圖後繪製分錄線及錄號，免繪製地上物狀況，節省勘查作業時間。

#### **Amendment to “Operation Procedures for Survey of National Non-public Use Real Estate” on November 20, 2020**

In line with the policy of promoting photovoltaic (PV) energy, review times for applications for the consigned operation of PV projects covering a large area have been shortened. Survey times for the consigned operation of PV projects covering a large area have been reduced through revision and addition of relevant criteria. Demarcation lines and numbers must be created after the drawing of the cadastral map based on a schematic drawing indicating current usage conditions (building layout drawing) and an aerial image (incl. images created with drones). Drawing of above-ground structures is not required.

### 109.11.16 修正「逾期末辦繼承登記土地及建築改良物標售作業要點」

考量部分繼承人或原權利人申請按應繼分領取時，未能檢附全體繼承人之戶籍證明文件，為簡政便民，增訂得以其他方式代替之規定。受惠對象包括依土地法第73條之1第4項或第5項規定申請發給償金之繼承人或原權利人。

#### **Amendment to the “Operation Directions for Selling of Land and Constructional Improvement by Tender After Failure to Apply for Succession Registration Within the Prescribed Time Limit” November 16, 2020**

In consideration of the fact that household registration certificates cannot be provided for all successors when applications are submitted by part of the successors or original obligees for withdrawal of lawful shares, provisions have been added to allow alternative methods with the ultimate goal of administrative streamlining for public convenience. Beneficiaries include successors or original obligees who have applied for withdrawal of proceeds pursuant to the provisions set forth in Paragraph 4 or 5 of Article 73-1 of the Land Act.



## 招標訊息 / ITT ( Invitation to tender ) related information



### 標售不動產

Sale of real estate by tender



### 標租不動產

Lease of real estate by tender



### 招標設定地上權

ITT for the establishment of superficies

## 政令宣導 / Announcement of decrees



### MyData 數位服務個人化，資料準備好便利

The personalized digital services platform ( MyData ) makes it easy and convenient to collect information.



### 國產署「便民服務業務網」重新改版上線

The “public service network” of the National Property Administration has been redesigned and launched.



### 多元繳租管道及自用住宅租金優惠

Multiple rent payment channels and preferential rents for self-use housing



### 國有非公用土地專案設定地上權介紹

Description of the establishment of superficies in form of project for national non-public use land