



焦點專欄 / Focal columns



因應疫情，主動辦理國有非公用不動產紓困措施，共度難關

因應嚴重特殊傳染性肺炎疫情影響，為減輕民衆經濟負擔，並減少外出洽公風險，本署主動辦理國有非公用不動產租金減收及緩繳等紓困措施，民衆無須提出申請，可安心居家防疫。

Proactive Handling of the Relief Measures Related to National Non-Public Use Real Estate, to Jointly Overcome Difficulties in Response to the COVID Pandemic

In response to COVID-19, in order to reduce the financial burden of the people and reduce the risk of doing business outside in contact with people, the National Property Administration proactively implements relief measures such as rent reduction and fee postponement related to national non-public use real estate, so that the relevant individuals can stay home for pandemic prevention without having to make applications for relief.



廣邀各界參與國有非公用土地招標設定地上權精進座談會

國有非公用土地招標設定地上權機制，係為創造國家永續財源，為大面積國有土地重要活化方式之一。隨著地上權市場持續發展，本署為回應產業需求，掌握市場動向，於110年4月13日邀請地上權人座談，並針對地上權人提出地上權住宅貸款不易議題，於110年5月12日邀集相關機關及公股銀行等召開會議，協請各公股銀行於兼顧風險評估下，提高對地上權住宅按揭戶之放款意願，活絡地上權市場，亦同步精進招標設定地上權機制之各項措施。

All Parties are Invited to Participate in the Hearing on Improving the Tenders and Establishments of Superficies for the National Non-Public Use Lands

The mechanism of tenders and establishment of superficies for national non-public use lands is to create a sustainable financial resource for the nation and create important ways to activate large-area national lands. With the continuous development of the superficies market, to respond to the needs of the industry and market trends, the National Property Administration (NPA) invited superficies rights owners to a hearing on April 13, 2021. Moreover, the NPA invited the relevant agencies and government-owned banks to a meeting on May 12, 2021 to deal with the issue, raised by superficies rights owners, of the difficulty of getting loans for the buildings on land with superficies, where each government-owned bank was asked to increase its willingness to lend money to the purchasers of residential properties built on land with superficies, under the consideration of risk assessed by the bank, so that the superficies market can be strengthened. Discussed during the meeting were also various measures for the improvement of the mechanism of tenders and the establishment of superficies for national non-public use lands.





歷史建築「淡水木下靜涯」舊居修復紀實

本署經管歷史建築「淡水木下靜涯舊居」，建築於清末，為日治時期推動臺灣繪畫創新四大「畫伯」一員-木下靜涯 1923 年落腳住居，採臺洋混合外觀，傳統三開格局內間，淡水常見建材及磚柱、石砌牆基、斗砌牆身為承重牆建築，極具特色。

舊居位處漢人聚落（老街）、洋人發展區（紅毛城）中界，為清末臺洋交流特色代表。為保存舊居特色，由本署、文化部、新北市政府三方合作修復，終於 2021 年 6 月完工，再現舊居風華。

Record of the Restoration of Kinoshita Seigai's Former Residence, a Historic Building in Tamsui

The historic building "Kinoshita Seigai's former residence in Tamsui," currently under the operation and management of the National Property Administration, was built in the late Qing Dynasty. Mr. Kinoshita Seigai, who resided in this building in 1923, was one of the four great painters who promoted the innovation of Taiwanese painting during the period of Japanese Colonial Rule. With a mix of eastern and western styles, this distinctive building adopts a traditional 3-lateral courtyard layout and features wood building materials and brick pillars, stone-built wall foundations, and rat-trap bond walls as the load-bearing wall, all commonly seen in Tamsui.

The residence is located between the area where the Han people settled (called Old Street) and the area the Westerners developed (called the Fort San Domingo area), which signified the characteristics of Taiwan and its foreign exchanges in the late Qing Dynasty. To preserve its characteristics, the former residence was jointly restored by the National Property Administration, Ministry of Culture, and the New Taipei City Government. The restoration was completed in June 2021, and the elegance of the former residence is now revived to its former glory.



Cooperation in Building of Parking Lots on National Lands to Solve the Lack of Parking in the Greater Taichung Area

Idle national lands are provided for the building of parking lots, with the cooperation of the Transportation Bureau of Taichung City Government, to help solve the problem of illegal parking and frequent disputes due to the lack of parking space in the greater Taichung area for many years.

國有土地合作闢建停車場，解決大臺中地區停車難題

提供閒置國有地與臺中市政府交通局合作闢建停車場，協助解決大臺中地區因長期以來停車空間不足，導致違規停車與糾紛頻傳的停車難題。



法令宣導 / Announcement of legal amendments

110.07.05 修正「國有非公用不動產被占用處理要點」

為配合文化資產保存法 105 年間修正新增文化資產（下稱文資）類型，放寬占用人申請並依法取得使用權，使用補償金可減半計收之文資種類；及為提高占用人認養文資誘因，加速引入民間資源以公私協力共同管理維護文資，並解決占用問題，增訂占用人首次認養所占用之文資經減半計收使用補償金後，其餘半數使用補償金於符合一定條件下先緩收後免收。另為適度節省國庫支出追收使用補償金之成本，占用人停止占用，或被占用之國有不動產所有權移轉、管理機關變更，占用人積欠之使用補償金總額未逾新臺幣 300 元者予以免收。

Amendments to the Disposal Directions for Occupied National Non-Public Use Real Estate

In response to the newly introduced types of cultural heritage (hereinafter referred to as “cultural heritage”) as stated in the amendments to the Cultural Heritage Preservation Act in 2016, where the requirements for the types of the cultural heritage were relaxed for the occupiers (who obtained the right to use according to the law through application) to be entitled to the reduction by half of the retroactive use charge, as well as to increase incentives for the occupiers to adopt the cultural heritages, private resources were introduced in an expeditious manner to jointly manage and maintain cultural heritages, and to solve the problem of occupation. The amendments to the Disposal Directions for Occupied National Non-public Use Real Estate stated that for those occupiers who adopt the cultural heritage, for the first time that they occupy, half of the retroactive use charge is to be collected, while the remaining half may be deferred first and then exempted later under certain conditions. Moreover, in order for the national treasury to moderately save the cost of recovering the retroactive use charge incurred, where the occupier stops occupying a national real estate, or the ownership of the occupied national real estate is transferred, or the management agency of the national real estate changes, then the occupier shall be exempted from the retroactive use charge if the total amount of the retroactive use charge owed by the occupier does not exceed NT\$ 300.

110.06.22 修正「國有非公用不動產勘查作業程序」

本署經管管理區分待勘查，子管理區空白之國有非公用土地，其屬已實施地籍圖重測者，運用重測單位編造且經地籍圖重測結果公告確定之地籍調查表所載土地使用狀況辦理產籍資料異動，免依勘查作業程序辦理實地勘查相關作業，可加速掌握土地使用現況，落實土地實質管理，並解決本署各分署及辦事處勘查人力不足問題。

Amendments to the National Non-public Real Estate Survey Operation Procedures

For those national non-public use lands that are classified by the National Property Administration (NPA) as “to be surveyed” under “management,” and as “empty national non-public use land” under “sub-management” , if the land belongs to a part of the list of the re-surveyed cadastral map, then the land can be handled for property cadastration update in accordance with the land use status recorded in the property cadastral survey that is compiled by the re-survey agency and confirmed as per the published re-survey results of the cadastral map. This is to avoid the relevant on-site survey operations in accordance with the National Non-public Real Estate Survey Operation Procedures to speed up the understanding of the current status of land use, implement substantial management of the land, and solve the problem of insufficient survey manpower in all branches and offices of the NPA.

110.03.09 修正「國有非公用土地提供設置點狀及線狀公用設施使用要點」

基於公共安全考量，放寬國有非公用土地得提供非公司組織之公營事業機構設置國營鐵路路線安全之相關崩塌地防治及處理設施，以維護鐵路安全及保護沿線土地農民、居民生命財產。另因應農田水利會改制為公務機關，其依法照舊使用本署經管非公用國有土地因故暫無法辦理撥用者，為利本署與行政院農業委員會農田水利署有明確權責規範，爰納訂本要點得提供設置之公共設施範疇。

Amendment to Directions for Public Facilities Use of Spot and Linear Provided by National Non-public Use Land

Due to public security considerations, national non-public use land may be provided to non-corporate public institutions for the prevention of collapsed land and the establishment of treating facilities related to state-owned railway line safety to maintain railway safety and protect the lives and property of farmers and residents along the line. In addition, in response to the restructuring of the irrigation association as a public agency, for those who are unable to apply for the appropriation temporarily using the national non-public use land managed by the National Property Administration in accordance with the law, the Directions are prescribed to provide the scope of public facility establishment to set up clear rights and responsibilities for the Administration and the Irrigation Agency of the Council of Agriculture of the Executive Yuan.



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



國有非公用海岸土地放租辦法內容介紹

Introduction to the contents of the Regulations for Leasing of National Non-public Use Coast Land



防疫期間國有非公用不動產租金減收措施

Measures for reducing the rent of national non-public real estate during Covid-19 pandemic.



國有土地提供開發辦理方式

Guidelines for the application of national non-public use land for development.



向海致敬 - 養殖廢棄物源頭管理宣導

Pay Tribute to Ocean - Promotion on Source Management of Livestock Wastes