



焦點專欄 / Focal columns



Revitalize National Properties and Support Construction

The NPA has been providing long-term assistance to authorities in accordance with the law in acquiring national real estate required for different construction projects. In addition to reducing the need to purchase or expropriate real estate from the private sector and reducing the construction cost of buildings by the authorities, the NPA aims to revitalize idle national real estate while fully realizing the benefits of real estate to bring a high-quality living environment for citizens.

活化國家資產，支援各項建設

本署長期協助機關依法取得各項建設所需國有不動產，除減少機關為興辦建設須向民間購買、甚至徵收私有不動產情形，降低建設成本，同時活化閒置國有不動產，使其充分發揮效益，為全民帶來優質生活環境。



共創綠能發展榮景：標租太陽光電作業機制之展望

配合國家推動再生能源發展政策，本署 108 年間建立標租太陽光電作業機制，作為國有土地提供設置太陽光電使用之另項選擇，迄今公告列標 9 批次國有土地，完成簽約 12 宗土地。展望未來，廣篩篩選適宜國有土地，加強媒體行銷推廣宣導，蒐集輿情及業者意見，適時協處並檢討精進作業機制。

Jointly Create Prosperous Renewable Energy Development: Prospects for the Lease of PV Operating Systems by Tender

In response to the policies of renewable energy development implemented by the government, the NPA established the lease of PV operating systems by tender in 2019 to serve as an alternative for establishing the use of PV on national lands. So far, nine batches of national lands have been announced for the tender, and the contract-signing for 12 pieces of land is completed. In the future, the NPA will continue to select appropriate national lands, reinforce the marketing, promotion, and communication through media, collect public opinions and suppliers' opinions, and assist in processing advanced operating systems in due course.





共同推動臺北市北投行義路溫泉產業再發展

為保育及永續利用臺北市北投區行義路溫泉環境及溫泉資源，本署與臺北市政府共同輔導現況經營業者提送都市計畫變更計畫書等相關文件，透過合法審查程序以及與國有土地建立合法使用關係，引導當地溫泉產業有序開發，並延伸擴展周邊相關產業，期望能優化臺北市北投區行義路溫泉旅遊休閒資源。

Jointly Promote the Re-development of the Hot Spring Industry Around Xingyi Road, Beitou, Taipei City

For the preservation and the sustainable utilization of the hot spring environment and hot spring resources around Xingyi Road, Beitou District, Taipei City, the NPA and the Taipei City Government provide joint consultation to businesses operating under the current status, for them to submit documents related to urban planning alteration plans and guide the local hot spring industry to develop in proper order and extend to the relevant surrounding industries through legal review procedures and the establishment of legal use of national lands, in the hope of optimizing the leisure resources for hot spring trips around Xingyi Road, Beitou District, Taipei City.

要克服的困難

- 資訊公開不違反個資法
- 是否符合民眾需求
- 業務趕辦人力吃緊
- 系統資訊整合確認

How to collect inherited estate? The Public Disclosure Section is here to help!

There are more than 42,000 cases of lands and buildings without inheritance registration under the lease by tender, transferred from the land office, by the NPA, with an area exceeding 8,000 hectares, and the amount of tender is up to NT\$3.53 billion. With complicated legal regulations, insufficient information regarding inheritance, and concerns over parties seeking to profit from the situation, such a huge amount of real estate has been left without inheritance registration. To protect the rights of such inheritors, the Southern Region Branch proactively established a special section on its official website for disclosing tender information, allowing the public to easily understand the application process for collecting inheritance and download application forms, in hopes that all inheritors may smoothly collect their inheritance.

繼承遺產如何領 公開專區來幫您

地政機關移請本署標售的未辦繼承登記土地和建物已超過 4 萬 2 千筆、面積超過 8 千公頃，標脫金額更高達 35 億 3 千萬元。因為法規條文繁複、繼承資訊不足及擔心有人藉機牟利，所以這麼龐大數量的不動產都沒有辦理繼承登記。為了不讓繼承人的權利睡著，南區分署主動在官網設置專區主動公開標脫資訊、提供申請領回價金懶人包、並可下載申請書表，希望透過專區主動公開資訊後，所有的繼承人都能順利領回屬於自己應有的繼承價金！



法令宣導 / Announcement of legal amendments

110.07.19 修正「國有非公用不動產標租作業要點」

增訂辦理標租位於漁業主管機關核定劃設養殖漁業生產區以外之地下水管制區範圍國有非公用土地作養殖使用之作業方式，標租機關辦理標租時，應於標租公告及標租租賃契約約定承租人須於一定期間取具主管機關認定以海水、地面水或地下水管制區外抽取地下水進行養殖證明文件及相關配套機制，活化利用國有土地，增進國庫收益。

Amendments to the “Operation Directions for Leasing of National Non-public Use Real Estate through Open Tender”

Operating methods were added for the leases by tender regarding the use of national non-public use lands for aquaculture beyond the groundwater control areas regarding the aquaculture production areas being approved by the competent fishery authority. When organizing the lease by tender, the leasing authority shall state in the tender announcement and the tender lease contract that the lessee shall within a certain period acquire the documents certifying recognition by the competent authority regarding pumping groundwater for aquaculture outside of the seawater, surface water, or groundwater control areas and relevant auxiliary systems to revitalize national lands and increase the revenue of the national treasury.

110.07.16 核釋國有非公用土地讓售案件定義之「併計（同）鄰接國有土地」、「併計鄰接許可開發範圍外國有土地」

核釋國有非公用土地讓售案件定義之「併計（同）鄰接國有土地」、「併計鄰接許可開發範圍外國有土地」，依與其鄰接之國有公用及非公用土地（下稱鄰接之國有土地）併計面積，但鄰地為都市計畫公共設施用地、經政府機關認定應留供公用或灌溉使用之交通、水利用地或現況為道路、人行道、水溝（渠）、鐵路、堤防，不予併計。另申購範圍畸零狹長面積未達 1,650 平方公尺，無法單獨或併同鄰接之國有土地利用，符合國有財產法第 52 條之 1 第 1 項第 6 款、同法施行細則第 55 條之 1 第 1 項第 6 款及第 3 項第 5 款規定，就事實狀況認定位置情形特殊之國有非公用土地讓售案件，鄰接之國有土地除上開情形不予併計面積外，增訂屬地形畸零狹長，無法合併利用者，或屬地形完整，申購範圍國有非公用土地讓售後不影響利用者，亦不予併計。

Interpretive rule of the meaning of “combined calculation of adjacent national land” and “combined calculation of national land adjacent to the area allowed to be developed” in the case of sold national non-public use land

Regarding the interpretive rule of the meaning of “combined calculation of adjacent national land” and “combined calculation of national land adjacent to the area allowed to be developed” in the case of sold national non-public use land, the areas of the adjoining national public and non-public use lands (the “adjoining national lands”) shall be aggregated; however, when the adjoining lands are lands for public facilities in urban planning, transportation, or water hydraulic engineering lands that shall be used for public use or irrigation recognized by the governmental agencies, or lands that are currently roads, walkways, ditches, railways, or embankments are not included. Furthermore, when the odd lots and narrow area of the acquired scope is less than 1,650 m² that cannot be independently or jointly combined with the adjoining national lands for utilization that comply with requirements under Subparagraph 6, Paragraph 1, Article 52-1 of the National Property Act and Subparagraph 6, Paragraph 1, Article 55-1 and Subparagraph 5, Paragraph 3, Article 55-1 of the Regulations for the Enforcement of National Property Act, for national non-public use land cases that are transferred for sale that are recognized as with special circumstances based on the facts that are not included in the area regarding the adjoining national lands with the abovementioned circumstances, odd lots and narrow topography were added; for those that cannot be combined for utilization or those with complete topography, when the utilization of the national non-public use lands within the acquired area is not affected after the transfer and sale, such lands are not included for calculation.

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.

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



危老重建快馬加鞭 國產署陪在您身邊

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Facilitate the Reconstruction of Hazardous and Old Buildings! The NPA is Always with You!



簡化國有出租造林地 租金計收方式 提升為民服務效能

簡化國有出租造林地租金計收方式，提升為民服務效能

Simplify the charging method for the national leased reforestation areas to improve the service efficacy for citizens



國有非公用海岸土地 放租辦法內容介紹

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

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.