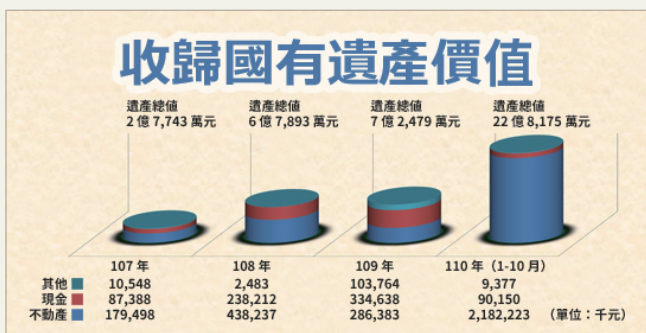




## 焦點專欄 / Focal columns



**Public-private collaboration with the entrustment of unacknowledged estate, which ensures the rights of the right holder, and the deceased's property is assigned.**

The Court selects attorneys, CPAs, and land administration agents with professional knowledge and ability to act as estate administrators to provide more thorough estate administration, protecting the rights of the right holder and the national treasury.

### 公私協力代管無人承認繼承遺產，權利人權益有保障，贖餘遺產有歸屬

法院選任具有專業知識及能力之律師、會計師及地政士等人士，擔任遺產管理人職務，對遺產管理更周全，保障權利人及國庫權益。



**With the contribution to the environment and the rental discount, the lessees of national leased land are delighted to be organic farmers.**

In response to the Council of Agriculture of the Executive Yuan, the NPA promotes organic agriculture and therefore offers a rental discount of 60% of the original lease amount to lessees of national leased land who use the land for organic agriculture purpose, and are qualified via Paragraph 1, Article 3, of the "Regulations on Rental Discounts for Operators that Practice Organic Farming on Public Lands or Lands of State-owned Enterprises." As of October 2021, the NPA manages 117 hectares of organic or friendly farming leased land to help promote environmentally friendly agriculture and protect ecological sustainability in national lands.

### 國有出租土地承租人樂當有機農夫，友善環境又有租金優惠

本署配合行政院農業委員會推廣有機農業，針對國有出租土地承租人作有機農業使用且符合承租公有土地或國營事業土地作有機農業使用優惠辦法第3條第1項資格者，給予原契約所訂租金金額60%計收之租金優惠。截至2021年10月止，本署經管有機或友善耕作出租面積達117公頃，協助推動友善環境農業，保護國土生態永續。





## 執行向海致敬政策清潔維護海環境， 獲行政院評定特優機關

臺灣四面環海，擁有豐富海洋資源、多樣的地形與生態環境，海岸線長達 1,988 公里，西岸有豐富的沙灘、潟湖、河口、紅樹林和寬廣的潮間帶；東海岸地形陡峭，海床與海溝深邃，沿岸多礫灘、岩礁、灣澳及海崖。然而海岸受到人為活動、地形及潮汐影響，易堆積漂流木、廢棄漁網漁具以及垃圾，破壞生態及環境景觀。本署以 5 大策略執行行政院「向海致敬-海岸清潔維護計畫」，109 年度執行績效優良，獲行政院評定為特優機關。

## Recognized by the Executive Yuan as an authority of excellence for implementing the policy of paying tribute to the ocean and preserving the coastal environment.

Taiwan is surrounded by the sea and has rich marine resources, diverse topography, and ecological environment. The coastline is 1,988 kilometers long, with abundant beaches, lagoons, estuaries, mangroves, and wide intertidal zones on the west coast. The east coast has steep topography, deep seabed and trenches, and many gravel beaches, rocky reefs, bayous, and sea cliffs along the coast. However, the coast is affected by human activities, topography, tides, driftwood, discarded fishing nets and gear, and other garbage that tend to accumulate, damaging the ecology and environmental landscape. The NPA implemented the Executive Yuan's "Paying Tribute to the Ocean - Coastal Cleanup Maintenance Program" with five major strategies, which received an excellent performance award and was recognized as an authority of excellence from the Executive Yuan in 2020.



## 國產文資認養 so easy · 守護古蹟歷建我和你

配合國有非公用文化資產認養維護要點制定，為加速辦理國有非公用文化資產認養案，主動提供國有非公用文化資產認養計畫書範例等文件，協助不擅書寫之認養人提出申請，並與所在地方政府文化主管機關主動溝通、協調與合作，以利媒合適當之認養人及針對非文資主體所有權人申請認養案協助提供認養計畫書意見等，促成國有非公用文化資產認養維護案，使古蹟歷史建築得以結合各界資源加以保存及維護，充分發揮公私協力的效益。

## Protecting monuments and historic buildings for both you and me. The adoption of national cultural heritage sites is just "So Easy"

In accordance with the formulation of "Directions for Adoption and Maintenance for National Non-Public Use Cultural Asset," to speed up the process of the adoption of national non-public use cultural heritage sites, the NPA takes the initiative to provide protocol samples of the adoption of national non-public use cultural heritage sites and other documents to assist potential adopters who are not proficient in writing to submit their applications. In cooperation with the competent authorities of culture, the NPA takes the initiative to communicate, coordinate, and cooperate to facilitate the matching of appropriate adopters, and to assist in providing protocol on adoption plans for non-public cultural heritage site owners who apply for adoption. To promote the adoption and maintenance program of national non-public use cultural heritage sites, the monuments and historic buildings can be combined with resources from all sectors to preserve and maintain, fully utilizing the benefits of public-private collaboration.





## 法令宣導 / Announcement of legal amendments

### 110.10.08 修正「都市更新事業範圍內國有土地處理原則」

增訂中央機關參與都市更新分配房地作辦公廳舍者，報經主管機關核准後，免徵得國產署同意；修正進駐機關於權利變換計畫核定發布實施後，分配樓地板面積超過國產署同意面積而有留用必要時，超過之樓地板面積未逾200平方公尺者，由進駐機關陳報主管機關核定後，通知國產署及國產署所屬分署。

#### Amendment to the “Disposal Directions for National Lands Located Within the Space of Urban Renewal Business”

Promulgation of the additional clause that central government entities participating in urban renewal distributing houses and lands for office accommodation can be exempted from obtaining the consent of the National Property Administration (the NPA) after reporting to the competent authority. The amendment states that “after the approval of the rights transfer plan is published and implemented, if the floor area allocated exceeds the area agreed by the NPA, and there is a need to retain the floor area, for those whose floor area exceeded is less than 200 square meters, they should notify the NPA and its Region Branches after the incoming authority reports to the competent authority for approval.”

### 110.09.29 修正「國有非公用文化資產認養維護要點」

配合「國有非公用不動產被占用處理要點」放寬占用人申請並依法取得國有文化資產（下稱文資）使用權，使用補償金可減半計收之文資種類，及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之規定。另考量文資管理維護有別於一般國有非公用不動產，認養人因人力、專業限制或節稅需要而委託第三人代為管理維護之需求，爰適度放寬第三人代為管理維護文資之規定。

#### Amendments to the “Directions for Adoption and Maintenance for National Non-Public Use Cultural Asset”

In compliance with the “Disposal Directions for Occupied National Non-public Use Real Estate,” the government has relaxed the right of occupiers to apply for and obtain the usage right of national cultural heritage sites, and the categories of cultural heritage sites for which the compensation for usage may be reduced by half in accordance with the law. The regulation stipulates that “after the first adoption of the cultural heritage site occupied by the occupier has been reduced by half, the remaining half of the compensation for usage can be deferred first, and be exempted later.” In addition, considering that the management and maintenance of cultural heritage sites is different from the general national non-public use real estate, the adopters may have the need to appoint a third party to manage and maintain the cultural heritage site on their behalf due to manpower, professional constraints, or tax saving needs; therefore, it is appropriate to suitably relax the regulations on the management and maintenance of cultural heritage sites by a third party.

### 110.09.28 修正「國有非公用不動產出租管理辦法」

為配合推動住宅政策，擴大租賃住宅市場供給，增加活化利用國有房地管道，標租類型增訂國有非公用土地及建築改良物得一併標租與符合「租賃住宅市場發展及管理條例」規範之租賃住宅包租業（下稱包租業），由承租之包租業轉租與次承租人居住使用，並執行租賃住宅管理業務，倘開標無人投標，標租機關得酌減年租金底價重新辦理標租，酌減方式由財政部定之。另承租之包租業不受轉租限制，且經標租機關同意，得換約續租一次。

#### Amendment to the “Regulations for Leasing of National Non-public Use Real Estate”

To comply with the housing policies, expand the supply of the rental housing market, and increase the methods for the revitalization of national houses and lands, the lease by tender is promulgated with the additional clauses that the national non-public use lands and constructional improvements can be leased both at the same time. Rental housing subleasing business (hereinafter referred to as RHSB) that complies with the “Rental Housing Market Development and Regulation Act” may be subleased to a sub-lessee for residential use and housing management business. If there is no bidder, the leasing authority may reduce the annual base price and reopen the leasing process in a manner to be determined by the Ministry of Finance. The RHSBs are not subject to subleasing restrictions, and may be renewed once with the consent of the leasing authority.



## 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

### 危老重建快馬加鞭，國產署陪在您身邊

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.