



國有財產署電子報

National Property Administration e-Newsletter

活化國家資產 創造資產價值
Revitalize national assets Create asset value

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720度環景看屋觸控系統 720 degree Virtual Tour Touch System

焦點專欄 / Focal columns



Update of Dormitory System and Upgrade of Information Security Effectiveness

For years, central government authorities and schools have published and controlled dormitory management information online, on the “National Dormitory Management System.” After taking over the system and considering the high risk to information security, the National Property Administration (NPA) has added new dormitory management functions to replace the old system and upgraded the security and protection of information on the “National Public and Enterprise Organization Property Online Transmission System,” so as to enhance the effectiveness of dormitory management by various authorities.

宿舍系統更新，資安效能升級

中央機關學校多年來運用網際網路連線於「全國宿舍管理系統」登載列管宿舍管理資料，本署接管該系統後，考量資安風險高，於本署「國有公用及公司組織財產線上傳輸系統」新增宿舍管理功能，取代舊系統，資安防護升級，提高各機關宿舍管理效能。

Enhancement of Public Interest and Asset Value by the Participation of National Lands in the Urban Renewal Plan

Taiwan has witnessed accelerated economic growth, and the population is highly concentrated in the cities. The high degree of urbanization and high population density has resulted in the reduction in service level of public facilities, deterioration of environmental quality, and compromised urban functions. Old urban areas, especially limited by past planning and design as well as adverse impacts caused by narrow and crowded streets, are in urgent need of urban renewal to improve the overall urban environmental quality. Since the promulgation of the “Accelerated Urban Renewal Plan” by the Executive Yuan in 2006, urban renewal is an important policy for local governments in active promotion of urban development. Accordingly, the NPA has been actively engaged in such Plan in line with such policy while managing the national lands. By the end of December 2021, a total of 1,561 urban renewal cases had been involved in national lands, covering an area of 90.5 hectares, and 302 buildings and 349 parking spaces have been allocated for use.



國有地參與都市更新，增進公共利益又提升資產價值

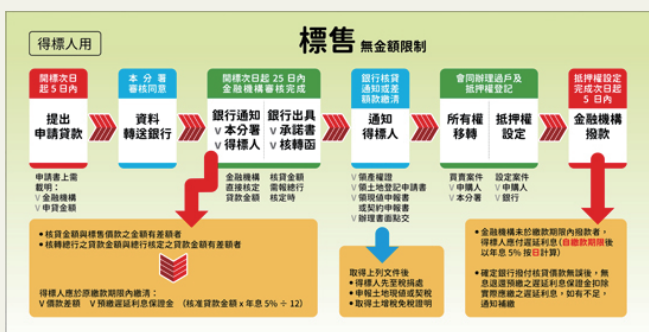
臺灣經濟快速成長，人口高密度集中於都市，高都市化人口集中使公共設施服務水準降低，環境品質惡化，都市機能不彰；尤其舊市區礙於往昔規劃設計，街道狹小擁擠，衝擊更甚，亟需透過都市更新改善都市整體環境品質。自 95 年行政院發布「加速推動都市更新方案」以來，都市更新已為地方政府積極推動都市發展之重要政策，本署經管國有土地當配合政策積極參與。截至 110 年 12 月底，國有土地累計已參與都市更新案件計 1,561 件，面積達 90.5 公頃，已分回 302 戶建物、349 席停車位。





720 度環景看屋平台運用，提升便民服務效能

自 103 年起臺北市及新北市地區參與都市更新以權利變換方式分配之國有非公用房屋及坐落基地（下稱都更分回房地）約 20 多個建築，共 290 多戶住宅及店面。為提高標的能見度及可及性，北區分署委託廠商拍攝都更分回房地內、外部 3D 環景影片，且將拍攝結果置於本分署民眾接待區入口處及網站上「精選好宅地」主題專區內，透過「720 度環景看屋」民眾可即時觀看房屋配置，藉此提升投標意願。



一次看懂如何貸款購買國有非公用不動產

近 2 年房地產市場景氣持續上揚，房地產售價不斷攀升，標售及申請讓售國有非公用土地的需求增加，民眾標得或購得國有土地後向銀行申辦貸款的比例越來越高。

倘若民眾對於提出貸款的申請期限、應備文件、作業流程等規定沒有充分了解，易發生因逾期提出申請而無法辦理貸款繳交地價款，需改為籌措大筆現金一次繳清，嚴重影響財務規劃，甚或因地價款籌措不到而放棄購買；也可能發生因未即時至地政機關完成申報而遭受罰款，得不償失。

Application of the 720-degree Virtual Tour Platform Leading to the Enhancement of the Effectiveness of Public Services

Since 2014, more than 20 construction projects under the Urban Renewal Plan, involving national non-public use housing and the share of land (hereinafter referred to as “re-allocated premises under the Urban Renewal Plan”) in Taipei City and New Taipei City, have been re-allocated through rights transfer, covering a total of more than 290 households and storefronts. In order to improve the visibility and accessibility of the target premises, the Northern Region Branch has commissioned vendors to film the 3D interior and exterior environment of the re-allocated premises under the Urban Renewal Plan, as well as placed such films at the entrance of the reception area of the Northern District Branch and in the themed section, “Selection of Good Premises,” on the website. People can see the layout of the houses via the 720-degree Virtual Tour Platform to increase the intention of tendering.

Easy Guide to Purchase of National Non-public Use Real Estate with Financing

In the past two years, the real estate market has been booming, the price of real estate has continued to rise, and the demand for sale by tender and the transfer sale of national non-public use lands has significantly increased. Once having acquired national lands, or been awarded them through tender, more and more people need to apply for loans from banks.

If the public is not fully aware of the provisions for loan deadlines, the requirements for necessary loan documents, operation procedures, etc., the following situations are likely to happen: Loan applications cannot be processed beyond the deadline, and the purchasers need to raise a large lump sum of cash to pay for the purchase price at one shot, which seriously affects the financial planning of the purchasers. Moreover, the purchasers may have no choice but to give up the purchase due to insufficient funds to close the purchase deal. In addition, the purchasers may be fined for failing to declare to the land administrative authority in time. Overall, it is better to be informed about the relevant regulations than face the possible consequences.



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委由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



國有出租造林地承租人防範森林火災宣導

Promotion of Forest Fire Prevention for Lessees of Leased National Afforestation Forestlands



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



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!



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