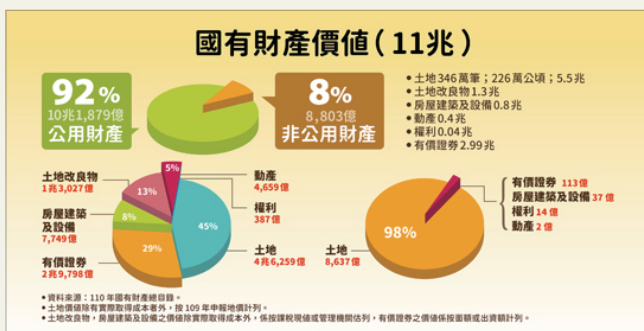




焦點專欄 / Focal columns



Overview of the 2021 National Property General Catalogue

The 2021 National Property General Catalogue compiled by the Ministry of Finance (MOF) was forwarded to the Directorate-General of Budget, Accounting and Statistics of the Executive Yuan, as a reference for compiling the general final statements of the central government. The total value of national properties in 2021 totaled NTD 11 trillion, among which the land value totaled about NTD 5.5 trillion.

110 年度國有財產總目錄概況

財政部已彙編 110 年度國有財產總目錄送行政院主計總處，作為編列中央政府年度總決算之參考。110 年度國有財產總價值新臺幣（下同）11 兆，其中土地價值約 5.5 兆。



Launching the New System for the Lease of National Cultural Heritages through Lease by Tender, and Introducing Resources of the Private Sector for Restoration and Reuse of the National Cultural Heritages

In recent years, the awareness of cultural heritage preservation has been raised, and the number of national non-public use cultural heritages reached 321 by the end of 2021. Responsible for the preservation, restoration, management, and maintenance of national cultural heritages, the National Property Administration (NPA) is contemplating the introduction of resources of the private sector for the restoration and reuse of national cultural heritages, due to the relatively difficult budgeting process. To comply with the spirit of preservation of cultural heritages and avoid excessive commercialization of the use of national cultural heritages, the NPA established a selection mechanism and supporting measures for cultural heritages through lease by tender, to complete relevant operating specifications. In 2022, plans were made for leasing three cultural sites through lease by tender, including the "Yangmingshan American Military Housing." Moreover, efforts are made in continuous screening and selection of objects for national cultural heritages, to enhance the benefit of restoration and reuse of cultural heritages.

啟動國有文化資產標租新制，引進民間資源修復再利用

近年文化資產保存意識提升，國有非公用文化資產截至 110 年底已達 321 處，本署肩負保存、修復及管理維護之責，但編列相關預算相當困難，於是思考引進民間資源修復再利用。為符合文化資產保存精神，避免再利用過於商業化，本署建立標租文化資產的評選機制及配套措施，完備相關作業規範。今（111）年規劃辦理標租文化景觀「陽明山美軍宿舍群」等 3 處文化資產，並將持續篩選標的，以提升文化資產修復再利用效益。





委營要點法規鬆綁，訂約權利金分期繳

財政部為提供更有利投資環境，減輕受託人初期投入成本壓力，修正國有非公用財產委託經營實施要點規定，放寬委營期間超過 20 年之訂約權利金分期繳交方式及期數，讓受託人財務規劃更彈性；此外，本次修正同時就委營期間認定及委營契約作為受託人向目的事業主管機關申請同一興辦事業下一階段核准使用、許可開發、籌設或設置之土地同意使用證明文件等規定，予以適度調整，以簡化行政程序及提高受託人經營效率。

Relaxing the Implementation Directions for Consigned Operation Business, and Restructuring Installment Payments of the Contractual Royalties

To provide a more favorable investment environment and reduce the cost pressure on the consigned party during the initial investment (the “trustee”), the MOF amended the provisions in the Implementation Directions for Consigned Operation Business of National Non-public Use Property, to relax methods and number of installment payments for the contractual royalties under those contracts with a consigned operation term of over 20 years. Accordingly, the trustee may enjoy more flexible financial planning. Moreover, these amendments also adequately adjusted provisions in other areas, including the recognition of the period of consigned operation, recognition of the contract of consigned operations as a supporting document, proving the authorized use of the leased land, requiring the trustee to apply to the competent authorities of the respective industries for the approval and/or permit of use, development, preparation, and establishment of the leased land in the next stage of the original approved undertaking. Accordingly, the administrative procedures can be streamlined and the operational efficiency for the trustee can be enhanced.



給原住民朋友一個家 - 花東及自強新村

本署除照顧台灣的農漁民外，亦關注落腳異鄉的原住民朋友。臺中市霧峰區「花東新村」及太平區「自強新村」是 921 地震後散居城市內原住民朋友的暫居之地，房舍歷經 10 餘年來風雨侵襲，多已陳舊不堪居住，惟礙於該等原住民朋友對該國土地並無合法使用權，遲遲無法辦理改建事宜。因取得國有土地承租權是當務之急，本於照顧弱勢立場，本署中區分署主動溝通協調地方自治團體並輔導取得合法使用權為共同目標，在法令許可範圍內另闢蹊徑，體現經濟社會文化國際權利公約保障人民居住正義精神。

A Home Built for the Indigenous People : Huatung and Ziqiang New Villages

In addition to taking care of farmers and fishermen in Taiwan, the NPA also cares for indigenous people who work and live outside their hometowns. “Huatung New Village” in Wufeng District of Taichung City and “Ziqiang New Village” in Taiping District of Taichung City were the temporary residences for indigenous people who were scattered in the city after the 1999 Jiji Earthquake. These temporary residences had become outdated and uninhabitable due to erosion by winds and rains. Hindered by their lack of lawful right to use the national land, the indigenous people cannot apply for the reconstruction of the housings. Seeing it was a top priority to obtain the right to lease the national land, with the position to care for vulnerable disadvantaged groups, the Central Region Branch of the NPA took the initiative to communicate and coordinate with the local self-governing bodies, and provided guidance, aiming to reach the common goal of obtaining the lawful right to use the national land, seeking a feasible pathway permitted by the law, and to embody a spirit of justice in safeguarding people’s living, to uphold the International Covenant on Economic, Social and Cultural Rights (ICESCR).



法令宣導 / Announcement of legal amendments

111.02.25 修正「國有非公用土地設定地上權作業要點第 8、9、11、21、22 點」

配合國有非公用土地設定地上權案實務作業，放寬地上權人繳清權利金期限、提出貸款申請期限等，並增加抵押權人資格包括經政府核准於國內經營金融業務之農會信用部或漁會信用部，及新增地上權設定抵押權者，地上權案涉終止契約時，本署所屬分署依契約辦理相關事項及配合抵押權人債務催理作業等，降低金融機構對地上權案放款疑慮，有利地上權人財務規劃與增加地上權人取得貸款來源及地上權業務推展。

Operation Directions for Establishment of Superficies on National Non-public Use Land

In cooperation with practical operations for setting up superficies rights on national non-public lands, the deadlines for person of superficies to pay off royalties and to apply for loan applications, etc. were relaxed. Meanwhile, the qualifications for being a holder of the mortgage were extended to include the credit department of the farmers' or the fishermen's associations approved by the government to operate financial business domestically in the territory of the R.O.C., as well as those who set up new mortgages on the establishment of superficies. Where a superficies case involves the termination of the contract, the responsible Region Branch of the NPA shall handle related matters in accordance with the contract, and cooperate with the holders of the mortgage in debt collection operations, etc., to ease concerns of financial institutions in issuing loans for superficies cases, facilitate the financial planning of the person of superficies, extend the lending sources for the person of superficies, and promote the superficies business.

111.01.18 修正「國有非公用財產委託經營實施要點第 6 點、第 9 點、第 11 點」

為配合提供興辦事業得於各階段核准許可期間內繼續使用國有非公用財產，並就已取具核准文件及簽訂契約之受託人向目的事業主管機關申請同一興辦事業下一階段核准時，得以委託經營契約作為相關權利證明文件，爰修正委託經營期間認定基準為，不得逾目的事業主管機關認定或核准興辦事業之各階段作業期程（含各階段可展延期間）總和，及增訂經委託機關同意後，得以委託經營契約作為土地同意使用證明文件或土地使用權利證明之情形；另配合國有非公用財產委託經營實施要點 109 年 6 月 23 日修正，將委託經營契約期間最長 20 年延長至 30 年，為利受託人財務規劃，茲就委託經營期間超過 20 年者放寬相關規定，修正委託經營期間超過 20 年案件之訂約權利金分期繳交方式及分期繳交期數，讓受託人財務規劃更彈性，協助其專注於事業經營。

Implementation Directions for Consigned Operation Business of National Non-public Use Property

In cooperation with the approved undertaking's continuous use of national non-public use properties during the approved period in each stage, as well as the consigned party's (the "trustee") entitlement in using the contract of consigned operations as a supporting document in proving the authorized use of the leased land, and the requirement for the consigned party to apply to the competent authority of the respective industries for the approval and/or permit in the next stage of the original approved undertaking, the recognition baseline for the period of consigned operation was amended, so that the sum of the operation periods for each stage (including extension of period for each stage) recognized or approved by the competent authority of the respective industries shall not be exceeded. After the said amendments were approved by the consigning authority, the contract of consigned operations can be used as a supporting document in proving the authorized use or the rights to use of the leased land. Additionally, in view of the amendments to the Implementation Directions for Consigned Operation Business of National Non-public Use Property, dated June 23, 2020, the maximum contract period of the consigned operations was extended from 20 years to 30 years. To help facilitate the trustee's financial planning, the related provisions were relaxed on methods and number of installment payments for the contractual royalties under those contracts with a consigned operation term of over 20 years. Accordingly, the trustee may enjoy more flexible financial planning, thus able to concentrate better on the operation of the business.

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."

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