



焦點專欄 / Focal columns



委託內政部國土測繪中心辦理 漁電共生範圍內土地無人機航拍作業

為利本署各分署及辦事處辦理漁電共生案件，現行已公告可優先推動漁業經營結合綠能區位（先行區及優先區）範圍內本署經管之國有非公用出（放）租賃地，有先行調查使用現況並建立圖資之必要。本署於今（111）年委託內政部國土測繪中心以無人機辦理航拍與影像處理及地上物數化作業，作業範圍 2 處，包括（1）雲林縣臺西鄉及口湖鄉（2）高雄市路竹區、茄萣區及永安區，合計 3,165 筆土地（面積約 19.3 平方公里）。

National Land Surveying and Mapping Center (NLSMC) of the Ministry of the Interior (MOI) commissioned to handle aerial photo operations with UAVs over the land within the scope of “Fishery and Electricity Production Symbiosis”

To facilitate the handling of “fishery and electricity production symbiosis” cases by the various branches and offices of the NPA, for the scope of areas (including new areas and priority areas) that have been announced as preferable lands for the promotion of fishery operations in combination with green energy, if such areas are national non-public lands for lease for aquaculture and managed by the NPA, it is necessary for the NPA to first investigate the current situation of land use and establish map data. In 2022, the NPA has commissioned the National Land Surveying and Mapping Center of the Ministry of the Interior to handle the operations, including aerial photography with UAVs, image processing, and digitization of ground objects. There are two areas for such operations, including (1) Taixi Township and Kouhu Township of Yunlin County; and (2) Luzhu District, Jiaju District and Yong’an District of Kaohsiung City. In summary, the two areas total 3,165 parcels of land (with an area of about 19.3 square kilometers).



參與財政部 111 年促參招商大會紀實

為了積極活化國有非公用土地，本署精選各縣市優質標的辦理招標設定地上權作業，因招標設定地上權作業屬廣義促參辦理方式之一，因此，本署除了辦理各批次列標作業時加強宣傳外，每年更針對列標權利金底價預估超過 1 億元之高價值標的，提報納入民間參與公共建設招商大會案源，於財政部（推動促參司）111 年 7 月 1 日辦理之促參招商大會中佈設攤位，提升國有財產業務能見度，並提供有興趣的業者或廠商相關諮詢服務。

Documentary of the “2022 Investment promotion conference” held by the Ministry of Finance (MOF)

To actively revitalize the national non-public lands, the NPA has selected high-quality objects in various counties and cities for the operations of superficies setup through tendering. Since operations of superficies setup through tendering fall into one of the promotion for participation approaches in a broad sense, therefore, in addition to strengthening the publicity through batches of tendering operations, the NPA also reports on a yearly basis, and incorporates those high-value objects (with a floor price of royalty in the tender estimated to be over NT\$ 100 million) into case sources to be used for the “public construction investment promotion conference” with the engagement from the general public. On July 1, 2022, the NPA set up a booth in the investment promotion conference for the promotion of participation, to enhance the visibility of the NPA business while providing relevant consulting services for interested industry practitioners or vendors.





國產署推動公共化托育服務 - 花蓮及苗栗教保中心 8 月開班營運

為因應國內少子化現況及行政院「0-6 歲國家一起養」政策，本署於花蓮及苗栗設置完成 2 處教保中心，招收對象為 2 至 6 歲學齡前幼兒，於 111 年 8 月開班營運。課程設計採取「蒙特梭利」教學模式，著重開放教育理念，並使用荷蘭進口教具，讓孩子在自由探索的過程中，開發大腦潛能，達成適性發展。此外，教保中心位於本署辦公空間內，進出均有門禁管理安全無虞，每月收費最高僅 2,000 元，可減輕家長經濟負擔，提供更優質普及之友善育兒環境。

NPA promoted public caregiving services - Hualien Child Care Center and Miaoli Child Care Center launched their operations in August

In response to the current situation of fewer children (i.e. low birth rate) in society and the policy “Children aged 0 to 6 are raised by parents and the nation” of the Executive Yuan, the NPA has completed the setup of two child care centers in Hualien and Miaoli which launched their operations in August 2022, aiming to accept pre-school children aged 2 to 6.

The curriculum design adopts the "Montessori" teaching mode which emphasizes the concept of open education. Teaching aids imported from the Netherlands are used in the Centers, so that children can develop their cognitive potential and achieve adaptive development during the process of exploration in the free environment. In addition, the child care centers are located right in the office space of the NPA, which provides secure access control without any concern about security. The maximum charge by the Centers is only NT\$2,000 per child per month, which can reduce the financial burden of parents while providing an affordable and friendly caregiving environment of superior-quality.



漁電共生新制上路，國產署舉辦說明會， 獲地方正面迴響！

漁電共生係以「養殖為本、綠能加值」的精神，利用漁業養殖之場域結合太陽光電設置，帶動分散式能源供應，具有改善農業環境、增加農民收益、土地多元利用等優點。為推動國家綠能政策，落實能源安全，本署已就國有養殖地承租人與光電業者辦理漁電共生複合使用及後續光電業者辦理漁電共生案件申請國有非公用土地提供申請開發、委託經營之作業流程，建置可行的運作模式。並於 111 年 5 月 17、23 日舉辦新制說明會，參加人數踴躍，現場參與者總計約 155 人。

NPA held information sessions to advocate the new system of “fishery and electricity production symbiosis”, and positive feedback was well received!

Based on the spirit of “Breeding-oriented, Value-added by green energy”, “fishery and electricity production symbiosis” integrates the field of fishery aquaculture and the setup of solar photovoltaic systems together, driving the supply of discrete energy, with advantages of improving the agricultural environment, increasing farmers’ income, and diversifying land utilization. To promote the national green energy policy and implement energy security, the NPA has offered the operating processes, as well as deployed feasible operating modes for the development applications and commissioning operations related to the compound use of national aquaculture land for the “fishery and electricity production symbiosis” between the lessee of such land and the optoelectronics industry, as well as the application of national non-public lands for the “fishery and electricity production symbiosis” cases by the optoelectronics industry. On May 17 and 23, 2022, information sessions on the new system of “fishery and electricity production symbiosis” were held, which attracted a wave of enthusiastic responses. The attendees of the information sessions totaled about 155 people.



法令宣導 / Announcement of legal amendments

111.05.13 修正「國有非公用土地設定地上權作業要點」第 5 點、第 11 點、第 15 點

放寬專案提供設定地上權屬社會、文化、教育、慈善、救濟團體舉辦公共福利或慈善救濟者之權利金評定標準，與專案提供設定地上權依中央目的事業主管機關主管法規之優惠規定計收權利金及地租，提高相關團體配合中央目的事業主管機關施政需要、業務推動以及公共利益相關推動政策之意願。

Amendments to Points 5, 11, and 15 of the Operation Directions for Establishment of Superficies on National Non-public Use Land.

Royalties evaluation criteria were set up for social, cultural, educational, charitable, and relief organizations that organize public welfare or charitable relief in establishment of superficies through relaxation projects. With respect to the establishment of superficies through the relaxation projects, the royalties and land rents are calculated and collected in accordance with the preferential provisions of the laws and regulations of the central competent authority of the target business. Such amendments were made to enhance the willingness of the related groups in cooperating with the central competent authority of the target business for the governance needs, business promotion, and policies related to the public interests.

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.

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



參與標租、標售投標應如何準備投標保證金及申請貸款流程

How to prepare a bid bond related to leasing and sale of national properties through tendering, and the process for loan application



不小心使用到國有土地怎麼辦？國有非公用土地已終止占用列管且欠繳使用補償金金額為新臺幣 300 元以下案件處理方式

What should I do if I accidentally use a national land? Handling methods for cases where the occupancy of the national non-public land is terminated (with such land being released from the tracking list) and the amount owing owed for use compensation is less than NT\$300



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