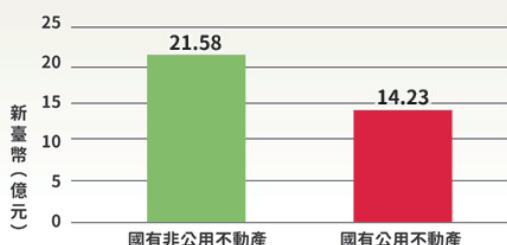




## 焦點專欄 / Focal columns

109 年迄今國有不動產收益案件紓困成果 (租金減收等)

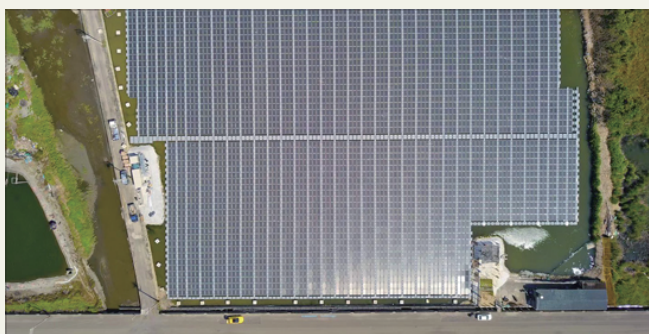


### 疫情別擔心，持續減租好安心

因應嚴重特殊傳染性肺炎疫情影響，本署與全民共同防疫，延續國有不動產出租等收益案件之租金減收緩繳措施至 111 年底，減輕承租人負擔，安心防疫。

### Rent reduction extended to ease your worries about the pandemic

In response to COVID-19, the NPA provides support to those who have been impacted. By extending the measure of rent reduction and deferred payment of taxes on those disaster-stricken national lands for lessees to the end of 2022, the NPA has helped lighten the burden of those lessees, thus easing their minds during their difficult time caused by the impact of the pandemic.



### 標租光電 3 年有成，齊心協力向前行

配合政府推動太陽光電政策，本署於 108 年建立國有非公用土地標租設置太陽光電發電設備使用機制，藉由多元提供方式，推廣國有土地設置光電設備使用。迄今 3 年有成，共公告列標 13 批次國有土地，目前契約存續為 23 宗土地。回顧過去，廣蒐業者意見及實務遭遇窒礙，滾動檢討修正相關規定。展望未來，持續篩選適宜國有土地，加強媒體行銷推廣宣導，掌握輿情、業者及實務執行回饋意見，以精進標租光電作業機制。

### With significant results demonstrated among photovoltaic setups on national lands leased by tendering in three short years, all parties of interest are looking for even greater photovoltaic cooperation.

In line with the government's promotion of solar photovoltaic policies, a mechanism for the setup and use of solar photovoltaic equipment on national non-public use lands leased by tendering was set up by the NPA in 2019. Through multiple provision methods, the use of the photovoltaic facilities set up on national lands have been promoted. In the past 3 years, significant results were achieved, including a total of 13 batches of national lands that were announced in the public tenders, among which 23 cases of lands are still actively contracted by lease. Feedback from industry practitioners who have encountered obstacles during their business practices have been collected, and related provisions have been reviewed and amended on a rolling basis. Looking to the future, suitable national lands are to be screened and selected, media marketing and promotion is to be strengthened, public opinions are to be gathered, and feedback on business practices from industry practitioners are to be collected, to ultimately fine tune the mechanism for the setup and use of solar photovoltaic equipment on national non-public use lands leased by tendering.





## 首宗文化資產標租 - 陽明山美軍宿舍群

美軍宿舍群位於陽明山文化大學附近，佔地四萬餘坪，其興建是源於 1950 年韓戰爆發，美國成立美軍顧問團並派遣第七艦隊協防台海，自 1952 年起，以美援資金徵收農地興建西式住宅，供美國軍眷使用，經台北市政府文化局於 97 年公告登錄為文化景觀，並於 102 年公告增修登錄範圍，其中 1 戶（建業路 2 號）經國有財產署北區分署於 111 年 7 月標租，由華圓設計行銷股份有限公司得標。

## The first cultural asset leased by tendering - Yangmingshan US military housing block

The US military housing block is located near Chinese Culture University on Yangmingshan, occupying an area of more than 40,000 square pings. The block of buildings was constructed in the 1950s due to the break-out of the Korean War. The U.S. established a US military advisory board and dispatched its Seventh Fleet to assist guarding the Taiwan Strait. In 1952, farmlands were expropriated with funds aided by the US for the construction of western-style residences, which were designated for use by family members of American military personnel. In 2008, this block of buildings was announced as a cultural landscape by the Department of Cultural Affairs of Taipei City Government. In 2013, the registered scope of the block was announced for renovation and repair. One of the buildings in the block (namely No. 2, Jianye Road) was leased by tendering by the Northern Region Branch of the NPA in July 2022, and M.C. ARCHIMOSIS CO., LTD. won the tender.



## 國有古蹟齊修復，歷史信仰永傳承 - 國定古蹟臺南三山國王廟修復計畫

國定古蹟臺南三山國王廟位於台南市西門路上，是一座保有完整潮州風格之廟宇，民國 74 年指定為第二級古蹟，後於民國 90 年升格為國定古蹟。該廟因有木作損壞、白灰壁面普遍出現有粉化、剝離等現象，劣損嚴重，為避免古蹟本體持續損壞以維護古蹟形貌完整，經完成損壞調查後辦理修繕工程，本署南區分署於 108 年 2 月 1 日與臺南市文化資產管理處為本案修復工程訂定修復委託代辦協議書，開始中央與地方合作修復古蹟的篇章。

## Restoration of national historic sites to pass down historic beliefs – A project for the restoration of Tainan Sanshan Guowang Temple, a national historic site

Located on Ximen Road in Tainan City, Tainan Sanshan Guowang Temple is a national historic site and a temple in complete Chaozhou style. In 1985, this temple was designated as level-2 historic site, which, later in 2001, was upgraded as a national historic site. Due to serious damage to the wood work in the temple, phenomena of efflorescence and exfoliation were widely observed on the grayish white wall surfaces. In order to curb further damage to the body of the temple, and to maintain the integrity of the appearance of the temple, repair work was carried out after the damage survey was completed. On February 1, 2019, the Southern Region Branch of the NPA and the Tainan Municipal Administration of Cultural Heritage entered into a commissioning agreement of restoration construction, which opened a new chapter of historic site restoration involving cooperation between central and local governments.





## 法令宣導 / Announcement of legal amendments

### 111.08.22 修正「國有非公用土地設定地上權作業要點」第 14 點、第 22 點

放寬專案提供設定地上權之地上權人將地上建物出租或出借他人作非建築使用情形，增加地上權人規劃樓地板空間使用之彈性。

#### Articles 14 and 22 of the Operation Directions for Establishment of Superficies on National Non-public Use Land were amended

The conditions that allow above-ground buildings to be leased or lent by holders of superficies to others, for purposes beyond the buildings underlying projects, are relaxed. Hence, the increase of flexibility for holders of superficies in planning the use of floor spaces.

### 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.



## 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