



## 焦點專欄 / Focal columns



## Overview of the Master Catalog of National Properties for FY2022

The Ministry of Finance (MOF) has compiled the 2022 Master Catalog of National Properties and submitted it to the Directorate General of Budget, Accounting and Statistics of the Executive Yuan as a reference to be assembled into the general final annual accounts of the Central Government. In 2022, the total value of national properties is valued at NT\$10.6 trillion, of which value of land reaches approximately NT\$5.5 trillion.

### 111 年度國有財產總目錄概況

財政部已彙編 111 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。111 年度國有財產總價值新臺幣（下同）10.6 兆，其中土地價值約 5.5 兆。



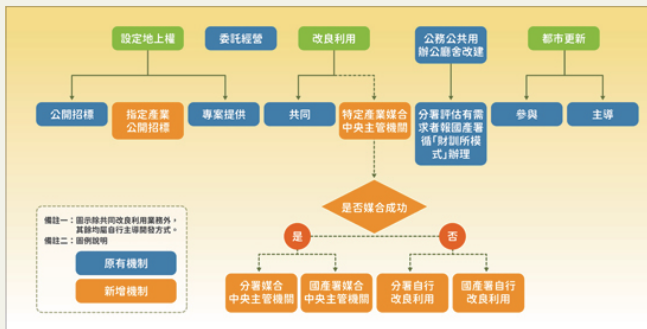
### 國產署與行政院環境保護署跨部會合作處理國有土地污染場址，促進國土資源永續運用

本署與行政院環境保護署（下稱環保署）基於政府一體及專業分工，由本署以國有財產管理專業提供方案，協助該署依法取得國有污染場址土地；環保署以環保專業及科學技術進場整治，大幅降低整治經費，縮短整治期程，加速污染場址改善，提升整治效能，解決本署無環保專業、人力及整治經費等窒礙，有效去化受污染土地，以利國土資源永續運用。

## Interdepartmental Cooperation between the National Property Administration (NPA) and the Environmental Protection Administration of the Executive Yuan to Address Polluted Sites on National Land and Promote Sustainable Use of Land Resources

NPA and the Environmental Protection Administration of the Executive Yuan (hereinafter referred to as EPA) cooperated under the government's united organization and professional division of labor. The NPA provide proposals based on its specialty in national property management to assist the EPA in acquiring information about the polluted national land, so the EPA can come in and remediate the lands according to its specialty in environment protection and scientific technology. This significantly reduces the cost, shortens the period, and increases the efficacy of the remediation, accelerates the enhancement of polluted land, while solving the NPA's problem in insufficient professional knowledge, manpower, and expenditure for the remediation. The corporation allowed effective depollution of polluted land for the sustainable use of national land resources.





## 自行主導開發國有土地，落實國家政策增裕庫收

有鑒於大面積國有土地日漸稀少，國有土地在無國土保育、公地公用情形下，為利中央政府推動國家政策需要及掌握土地開發活化契機，依行政院政策指示，由本署自行主導辦理開發國有土地。本署刻協商收回閒置低度利用之國有公用土地，及持續篩選大面積國有非公用土地媒合（徵詢）中央主管機關有無規劃使用需要，並新增開發方式以多元活化國有土地。期於創造長期、永續之財政收入下，同時落實國家重大政策。



## 運用多星系即時動態定位系統輔助國有土地勘查 提升勘查品質及效率

e-GNSS 為結合網路通訊、無線數據通訊技術及多個衛星定位系統（全球定位系統、格洛納斯系統、伽利略定位系統、北斗衛星導航系統、準天頂衛星定位系統）之即時動態定位系統，以 e-GNSS 定位設備結合內政部國土測繪中心建置之 e-GNSS 即時動態定位服務搭配人機介面，可即時將量測結果記錄並展示於手機或平板，套疊地籍航照或地形圖等圖資，有助於現場向民眾即時解說使用範圍，讓使用者確認是否使用到國有土地及確認使用範圍等，大幅提升現場作業效率。

## Self-directed Development of National Land to Implement National Policies and Increase the Income of National Treasury

Regarding the increasing scarcity of large tracts of national land, developments of national lands that are not defined as environmental conservation zones or public land for public use can be self-directed by the Administration in accordance with instruction policies from the Executive Yuan to take advantage of the opportunity to develop and revitalize land that assists the Central Government's needs to promote national policies. The Administration has been negotiating the recovery of idle and underutilized national public use land, and continues to select large tracts of national non-public use land to match (consult) with the competent authorities of the central government to see if there is a need for planning and usage, and to establish new approaches of development to revitalize national land in various ways. It is hoped that a long-term and sustainable income of National Treasury can be generated while implementing important national policies.

## Utilize Multi-System Real-Time Dynamic Positioning System to Assist Survey of National Land to Improve Survey Quality and Efficiency

e-GNSS is a real-time dynamic positioning system that combines network communication, wireless data communication technology and multiple satellite positioning systems (GPS, GLONASS, Galileo, BeiDou, and Quasi-Zenith). e-GNSS positioning equipment is combined with the e-GNSS real-time dynamic positioning service built by the National Land Surveying and Mapping Center (NLSC) of the Ministry of the Interior with a human-machine interface. It can instantly record and display the measurement results on mobile phones or tablets. Graphic information such as cadastral overlay of the orthophoto map or topographic map will be effective in assisting helping explain the area of land usage to the public, so that users can confirm whether they are using national land and the extent of use, which significantly increases the working efficiency on site.



## 法令宣導 / Announcement of legal amendments

### 111.10.18 修正「國有非公用不動產交換辦法」第 5 條之 1、第 6 條、第 9 條

放寬都市計畫範圍內之國有不動產，得與同一都市計畫內，可供單獨建築使用之他人所有土地辦理交換，及中央機關為公務或公共需要辦理交換之私有不動產所有權人，對查估評定價值得提出異議之機制。

#### **Amendments of Articles 5-1, 6, and 9 of the Regulations for Exchange between National Non-public Use Real Estate and Other Real Estate**

As a relaxed measure, national real estate within the scope of urban planning may be exchanged with lands owned by other individual(s) within the same urban planning area, that can be used for independent buildings. Also, for those owners of private real estate who exchange properties with the central agencies for needs in public affairs or for the public, a mechanism is set up, allowing those private owners to contest the valuation determined by the assessment.

### 111.09.16 修正「國有非公用不動產標租作業要點」第 24 點、第 27 點、第 36 點之 1

增加承租人確實無力一次繳清欠繳之年租金者，標租機關得於加計違約金後，准予分期繳納，及於租賃期間標租機關收回部分標租不動產者，履約保證金得按比例無息退還，與標租機關於租期屆滿前重新標租之不動產得由原承租人得標或優先承租者，承租人免附第 14 點之 1 規定有關檢測土壤污染報告等文件。

#### **Amendments of Articles 24, 27, and 36-1 of the Operation Directions for Leasing National Non-public Use Real Estate through Open Tender**

For those lessees who are unable to pay off the outstanding annual rent in one payment, leasing authorities of open tenders may allow the lessees to make payments in installments, after adding interest charges. Where, during the lease period, the leasing authorities of open tenders recover part of the real estate already leased through tendering, the performance bond may be returned to the lessees, without interest, on a pro rata basis. Prior to the lease expiry of the lands leased through tendering, where the same lessees are awarded a new tender to lease the same real estate, or with priority rights to lease the same real estate, as approved by the leasing authorities of open tenders, the lessees are exempted from attaching documents, such as soil contamination inspection report, etc. in accordance with the provisions of Article 14-1.

### 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.



## 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



### 宣導推動環保團體認養國有非公用邊際土地

Promote the adoption of national non-public marginal land by environmental protection groups



### 國產署 vs 專案設定地上權

NPA vs the Establishment of Superficies Regarding a National Non-Public Use Land Project



### 如何申請短期委託經營國有土地

Methods to Apply for Short-Term Consigned Operation of National Land



### 向海致敬相關執行成果案例

Cases Relevant to the Result of the Execution of the Salute to the Seas Policy