



焦點專欄 / Focal columns



委託內政部國土測繪中心辦理無人機系統航拍與影像處理及地上物數化作業

為利本署各分署、辦事處處理墳墓及砂石場占用、太陽光電及邊際土地(提供認養促進環境保護)案件,本署於今(112)年委託內政部國土測繪中心協助辦理國有非公用土地無人機系統航拍與影像處理及地上物數化作業,辦理範圍計屏東縣枋寮鄉等18區,1,187筆土地,面積94平方公里。

The National Land Surveying and Mapping Center (NLSMC) of the Ministry of the Interior (MOI) is Commissioned for Operations such as the Aerial Photography Mapping using UAV systems, image processing, and the Digitization of Aboveground Buildings.

In order to facilitate the branches and offices to handle special cases such as cemetery occupation, quarry occupation, solar photovoltaic power systems, and the marginal-land cases (land for adoption in order to promote environmental protection), the NPA has commissioned the NLSMC of the MOI to assist in the aerial photography mapping with UAV systems, image processing, and the digitization of the aboveground buildings on national non-public use land. The area processed covers 1,187 parcels of land in 18 districts, in the Fangliao Township, Pingtung County, totaling an area of 94 square kilometers.



國產署 112 年 4 月 19 日舉辦北部地區國有非公用邊際土地提供認養促進環境保護簽約儀式

在全球倡議自然環境保護、淨零碳排的趨勢下,本署積極推動國有非公用邊際土地環境保護認養機制,本次為首度北部地區簽約案件,共3案、認養面積101餘公頃,本署112年4月19日特別舉辦簽約儀式,由邊際土地環境保護認養機制之推手本署曾國基署長主持,並邀行政院農業委員會林務局羅東林區管理處代表及審議委員共同見證,期許各環保團體結合在地力量,保護當地動植物生態棲地環境及推廣民衆參與。

The NPA held the Signing Ceremony for the Environmental Adoptions of National Non-Public Use Marginal Land in Northern Taiwan to Promote Environmental Protection on April 19, 2023

Under the global trend of advocating natural environment protection and zero carbon emission, the NPA proactively promoted the adoption mechanism for environmental protection of national non-public use marginal land. These are the first few Adoption Agreements signed in the northern region, with a total of 3 cases and an area of 101 hectares. The signing ceremony was held by the NPA on April 19, 2023, hosted by the NPA's Director General, Kuo-Chi Tseng, who was the main drive behind the creation of the marginal land environmental adoption mechanism. The adoption mechanism encourages environmental protection groups to join forces with local communities to protect the ecological habitat of local plants and animals and calls for public participation in environmental protection.





推動產業發展與繁榮經濟，國有土地扮演重要角色

新北市「土城頂埔高科技園區」及「樹林大同科技園區」係行政院於 92 年至 95 年間為吸引更多國內外投資者在臺灣投資，分別核准新北市土城區、樹林區範圍國有土地提供企業建置適合的產業環境，由本署配合辦理國有土地出租予投資廠商並給予租賃期間租金免收及減半計收等優惠，創造就業機會與帶動地區產業發展。時隔近 20 年租期即將屆滿，本署透過重新訂約或換約機制，持續提供國有土地，推動產業永續發展。

National land plays an important role in promoting industrial development and economic prosperity

The Dingpu High-Tech Science-Based Industrial Park in Tucheng and the Datong Science-Based Industrial Park in Shulin are Industrial Parks constructed from 2003 to 2006 under the Executive Yuan's approval in order to attract more domestic and foreign investors to invest in Taiwan. National land in Tucheng District and Shulin District were provided for enterprises to establish an industrial environment that attracts investors. The NPA cooperated by handling the lease of national land to investing suppliers and by providing lease terms with favorable rentals such as rent exemption or 50% off rent reduction. Job opportunities were also created to accelerate the industrial development. As of now, 20 years have passed. Closing in on the expiration of the lease term, the NPA will continue to provide national land to promote the sustainable development of the industry by establishing new lease agreements or by renewing the existing lease agreements.



國產署提供場域並參與TOYOTA和泰集團 112年4月23日觀夕平台公益的淨灘活動

本署參與淨灘是為了環境美好而盡的一份心力，有效結合民間資源，公私協力共同以更友善方式淨灘，積極提供場域並參與 TOYOTA 和泰集團 112 年 4 月 23 日在臺南市安平區觀夕平台沙灘舉辦公益淨灘活動，降低對生態環境影響，用行動保護海洋、愛地球，讓環境變乾淨，地球才能永續。

The NPA provided the venue and participated in TOYOTA, Hotai Motor Group's beach cleaning charity event at Sunset Platform on April 23, 2023.

The NPA's participated in the beach cleaning in an effort to make the environment better. The event is an effective collaboration with private resources. The public-private cooperation allows cleaning to be carried out in a more environmentally friendly approach. TOYOTA, Hotai Motor Group held the beach cleaning at the beach along the Sunset Platform in Anping District, Tainan City on April 23, 2023 to reduce human impact on the ecological environment. By providing the venue and with enthusiastic participation, the NPA proved its dedication for ocean conservation and love for Planet Earth. Only by cleaning up the environment, can we make the planet more sustainable.



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



宣導承租人應依相關法規使用租賃物

Promote the concept that leased properties shall be utilized in accordance with relevant laws and regulations to the lessees.



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