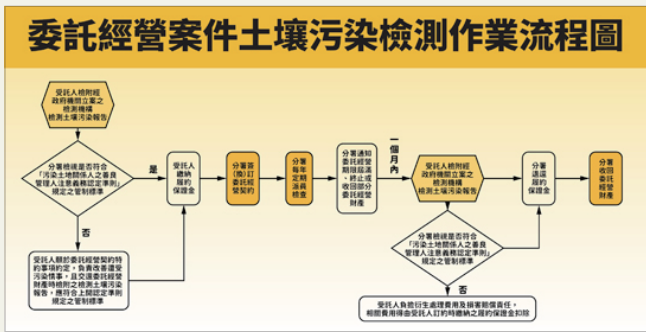




### 焦點專欄 / Focal columns

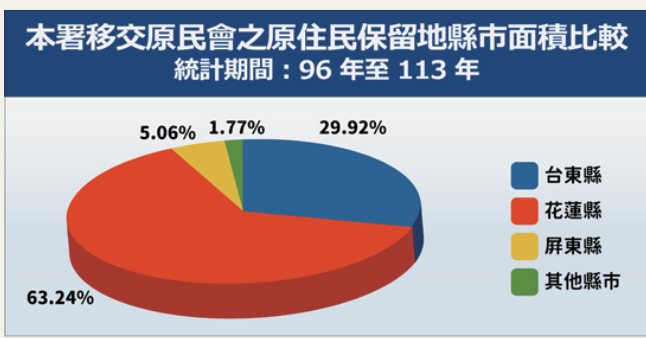


#### 委託經營案件防止國有土地土壤污染措施之簡介

國產署經營國有非公用土地，在無須保育及公用前提下，得配合目的事業主管機關產業發展等需求，依國有財產法第 13 條及國有非公用財產委託經營實施要點規定，以委託經營方式提供使用，受託人於簽（換）訂委託經營契約前、契約到期或終止後，均須檢附經政府機關立案之檢測機構檢測土壤污染報告，防止國有土地遭受土壤污染。

### Brief Introduction to Measures for Preventing Soil Pollution on National Land in Consigned Operation Cases

For national non-public use land managed by the National Property Administration ( NPA ), where there is no need for conservation or public use, and in order to meet the needs of industry development by the competent authority for the target industry, the NPA may, in accordance with Article 13 of the National Property Act and the regulations of the Implementation Directions for Consigned Operation of National Non-Public Use Property, provide the land for use through consigned operation. Before signing (or renewing) a consigned operation contract, and upon expiration or termination of the contract, the consignee must submit a soil pollution report conducted by a testing institution registered with a government agency to prevent soil pollution of national land.



### The NPA Supports the Implementation of Land Policies for Indigenous People by Providing National Land in a Cooperative Manner

In support of the policy to retroactively establish and expand reserved lands for indigenous peoples, the NPA, from 2007 to 2024, has transferred 4,949.35 hectares of national non-public use land under its management to the Council of Indigenous Peoples for the establishment and expansion of indigenous peoples' reserved lands. This has stabilized the livelihoods of indigenous peoples, and protected their right to housing.

### 國有財產署配合提供國有土地，落實原住民族土地政策

本署經營之國有非公用土地配合推動補辦增劃編原住民保留地政策，自 96 年至 113 年，已移交原民會完成增劃編原住民保留地面積達 4,949.35 公頃，安定原住民生計及保障居住權利。





## Little Angels Share Good Tidings, Bringing Warm Christmas Blessings

As the joyous Christmas season approaches, a group of energetic children from our administration's childcare center, led by their teachers, walked to the Administration's main building to share heartwarming Christmas blessings. Dressed in elaborately prepared Christmas costumes, they performed moving Christmas carols and dances, spreading the joy and blessings of the season to every colleague present. The children's innocent and genuine performance brought the warmth of Christmas to everyone, and filled this ordinary day with laughter and touching moments.

### 小小天使報佳音，聖誕祝福送溫馨

在聖誕佳節來臨之際，本署教保中心一群充滿活力的小朋友由老師帶領，徒步前往本署辦公室，帶來了溫馨的聖誕祝福。他們穿著精心準備的聖誕服裝，並表演了動人的聖誕歌曲和舞蹈，將節日的快樂與祝福傳遞給每一位在場的同仁。孩子們純真的表現讓大家感受到聖誕的溫暖，也讓這個平凡的日子充滿了歡笑與感動。



## Leveraging Local Government Expertise for Multifaceted Management of Cemetery Land

The NPA is collaborating with the Taichung City mortuary authority to jointly manage national land surrounding public cemeteries. As of the end of 2024, a total of 17 cemeteries, covering a land area of 18.25 hectares, are under entrusted management. Through the use of drone aerial photography and analysis of changes in grave sites, they can prevent excessive burials and waste dumping.

### 借助地方政府專業，多元管理墓園土地

本署與臺中市殯葬主管機關協力合作，共同管理公墓周遭國有土地，截至113年底止，委託管理計17處墓地、土地面積達18.25公頃，並利用無人飛行載具空拍及分析墳墓變異之監測，有效避免濫葬及傾倒廢棄物情事發生。



## 法令宣導 / Announcement of legal amendments

### 114.01.08 修正「國有非公用土地設定地上權作業要點」

放寬指定產業公開招標案屬舉辦社會、文化、教育等公共福利或慈善救濟事業使用，適用權利金占土地市價二成至七成規定之投標人資格；增訂執行機關公開招標案之無償委託管理契約受託人符合一定條件下，得向執行機關申請終止契約，並繳交履約管理費用。

#### Amended the "Operation Directions for Establishment of Superficies on National Non-public Use Land"

Relax The eligibility requirements for bidders have been relaxed in public tender cases involving designated industries for social, cultural, educational, and other public welfare or charitable uses to allow the application of a superficies royalty rate of 20% to 70% of the land's market value. Furthermore, a provision was added stipulating that the trustee of a gratuitous entrusted management contract in a public tender case conducted by the executing agency may, under certain conditions, apply to the enforcement agency to terminate the contract and pay performance management fees.

### 113.10.28 修正「國有非公用不動產租賃作業程序」

簡化出租機關驗證立書人親自到場應備文件，達到簡政便民效果；另配合國有非公用不動產出租管理辦法第 18 條第 2 項、第 20 條第 2 項本文後段規定，原承租人可簽訂適用農業發展條例之農作地、畜牧地或養殖地租約，免再經查註及公告與受理申請程序，大幅簡化承租作業流程，保障原農民權益，並促進國有耕地有效利用。至國有出租造林地租金計收基準，配合中央林業主管機關為一致性規範，依林木採伐施業方法，按核准面積定額計收，簡化計價流程，以加速租地造林人申請採伐林木之作業流程。

#### Amendments to the "Operation Directions for Leaseholds of National Non-public Use Real Estate"

The amendments simplify the documentation required for verifying the presence of lease signatories, achieving the goal of streamlined and user-friendly processes. In alignment with Paragraph 2 of Article 18, and Paragraph 2 of Article 20 of the "Regulations for Leasing of National Non-public Use Real Estate," the original lessees can renew leases for agricultural, livestock, or aquaculture lands under the Agricultural Development Act without undergoing re-inspection, public announcements, or application procedures. These revisions significantly simplify the leasing process, protect the rights of original farmers, and enhance the effective utilization of national farmlands. Regarding the rental calculation standards for leased national afforestation lands, the amendments ensure consistency with the central forestry authority's guidelines. Rent is now calculated on a fixed rate based on the approved area and the prescribed silvicultural logging enforcement regulations, streamlining the evaluation process and accelerating the application procedures for afforestation leaseholders seeking silvicultural logging approvals.

### 113.06.12 修正「國有非公用不動產勘查作業程序（第 12 點）」

考量科技逐年進步，影像資訊技術愈發成熟，為有效運用遙控無人機拍攝之航照影像及減輕勘查人員負擔，適度檢討放寬須經勘查人員實地比對使用現況與航照影像相符之案件類型，以因應本署勘查人力嚴重不足之困境，並兼顧案件業務之實際需要。

#### Revision of "The Procedures for Exploration and Inspection of National Non-Public Use Real Estate ( Point 12 )"

Considering the continual advancements in technology and the increasing maturity of imaging information technology, there is a need to effectively utilize aerial images captured by remote-controlled drones and reduce the burden on inspection personnel. Therefore, it is appropriate to review and relax the types of cases that require on-site verification by inspection personnel to ensure consistency with aerial imagery. This adjustment addresses the severe shortage of inspection personnel in the Administration while also meeting the practical needs of case management.



## 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



### 本署防範詐騙宣導專區官網網址

Webpage for the specialized anti-fraud education zone on the NPA's official website  
<https://www.fnp.gov.tw/multiplehtml/a4918260e376415c8cf1ad59c8f487e8>



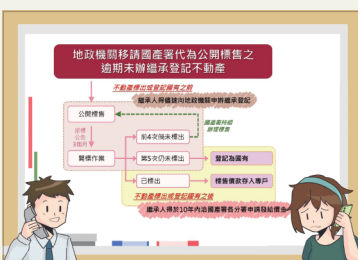
### 國有土地招標設定地上權推動長照產業

Promoting the Long-Term Care Industry through Public Tendering for the Establishment of Superficies Rights on National Land



### 國有房地包租業務介紹

Introduction to the National Housings & Lands Leasing Business



### 國產署提醒公告標售之逾期未辦繼承登記不動產受理投標期間變動

Promotion of Rent Deferral, Exemption, and Refund for Non-public National Real Estate Re-designated as Lands Reserved for Indigenous People