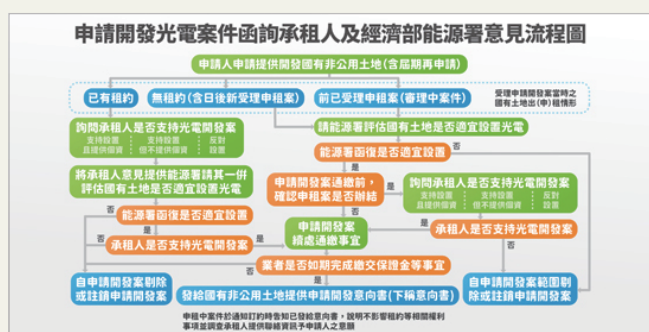




焦點專欄 / Focal columns



國有非公用土地提供申請開發設置太陽光電設施精進作為

配合行政院推動太陽光電政策，本署依國有財產法相關規定，以多元方式釋出國有土地設置地面型太陽光電設施。為兼顧再生能源發展及承租人權益，國有土地須由經濟部能源署初步評估無不適宜提供設置太陽光電且承租人支持光電開發案，本署各分署始依相關規定審查申請開發光電案。

Enhancing Measures for Applications for the Use of National Non-Public Use Land to Develop and Install Solar Photovoltaic Facilities

In line with the Executive Yuan's solar photovoltaic (PV) policy, the National Property Administration (NPA) releases national land through various mechanisms — pursuant to the National Property Act and related regulations — for the installation of ground-mounted solar PV facilities. To balance renewable energy development with the rights and interests of lessees, national land may proceed to NPA review only after the Ministry of Economic Affairs' Energy Administration has completed a preliminary assessment confirming that the land is suitable for PV installation, and that the lessee supports the proposed PV development project. The local NPA branch office then reviews PV development applications in accordance with the relevant regulations.



國有廳舍調配好，機關辦公沒煩惱

中央機關辦公廳舍分布全國，為協助中央機關取得自有辦公廳舍，本署積極盤點篩選國有非公用不動產（含參與都市更新分回之國有房地）提供機關評選，致力調配予中央機關作辦公廳舍使用，增進國產使用效能，以利機關業務運作穩定，提升為民服務品質，發揮政府機關功能。

Office Allocation Done Right – No More Office Plight

Government agencies of the central government are located throughout the nation. To assist these agencies in acquiring their own office buildings, the National Property Administration (NPA) proactively reviews and selects national non-public use real estate — including national properties received through urban renewal projects — for agency evaluation. The NPA is committed to allocating suitable national properties for use as office facilities, thereby improving the efficiency of national property utilization, supporting stable agency operations, enhancing service quality for the public, and ensuring effective functioning of government institutions.





因應馬太鞍溪堰塞湖災害事件，本署協助災區加速重建家園相關措施

114年9月23日，樺加沙颱風夾帶豪雨侵襲，造成花蓮縣馬太鞍溪上游堰塞湖災害，洪水伴隨著泥沙沖入花蓮縣光復鄉，造成當地泥沙淤積、房屋毀損不堪使用或居住及農損災害，為減輕災區國有非公用土地使用人負擔、協助災區國有地受災戶儘速復原重建，本署秉「從簡、從寬、從速」原則，加速災區國有土地重建工作。

NPA Implements Measures to Support Accelerated Reconstruction in Response to the Mataian River Barrier Lake Landslide Dam Disaster

On September 23, 2025, Typhoon Ragasa brought torrential rainfall, triggering a landslide dam disaster in the upstream area of Mataian Creek in Hualien County. Floodwaters carrying large volumes of sediment inundated Guangfu Township, Hualien, resulting in severe silt accumulation, damage to homes that rendered them uninhabitable, and significant agricultural losses. To reduce the burden on users of national non-public use land in the affected area, and to assist disaster-stricken households on national land in expediting post-disaster recovery and reconstruction, the National Property Administration (NPA) has adopted the principles of “simplification, leniency, and promptness” to accelerate reconstruction efforts on national land within the disaster zone.



國有非公用邊際土地導入AI科技，協力合作提升候鳥棲地環境生態保育成效

本署經管國有非公用海岸地區邊際土地，地上生態豐富物種多樣性，是候鳥往返棲息的重要場域。臺灣黑面琵鷺保育學會於認養之臺南市七股區邊際海岸土地成功導入 AIoT 智慧監測系統，有效從人工紀錄轉型為智慧監測與自動決策，不僅降低人力誤差及負擔，更奠定生態復育的數位轉型基礎。為提升國有土地管理，減輕生態環境團體管理負擔，本署南區分署（下稱南區分署）邀集社團法人高雄野鳥協會共同拜會中華電信嘉義營運處，了解 AIoT 智慧監測系統應用於嘉義縣布袋鎮邊際海岸土地之可行性。期待透過生態環保團體、社會企業及南區分署協力合作，共同提升候鳥棲地環境生態保育成效。

Applying AI Technology to National Non-Public Use Marginal Lands to, through Collaborative Efforts, Enhance Habitat Conservation for Migratory Birds

The National Property Administration (NPA) manages national non-public coastal marginal lands, where diverse ecological resources and rich biodiversity provide critical habitats for migratory birds. On the coastal marginal land adopted in Qigu District, Tainan City, the Taiwan Black-Faced Spoonbill Conservation Association successfully introduced an AIoT smart monitoring system, transitioning from manual documentation to intelligent monitoring and automated decision-making. This transformation reduces human error and labor demands, while laying the foundation for digital transformation in ecological restoration. To improve national land management and ease the burden on ecological conservation organizations, the Southern Regional Branch (hereinafter, the Southern Branch) invited the Kaohsiung Wild Bird Society to jointly visit Chunghwa Telecom’s Chiayi Operations Office, to explore the feasibility of applying the AIoT smart monitoring system to the coastal marginal land in Budai Township, Chiayi County. Through collaboration among ecological and environmental groups, social enterprises, and the Southern Branch, the NPA aims to enhance the ecological conservation efforts of migratory bird habitats on national land.



法令宣導 / Announcement of legal amendments

114.07.31 修正「國有非公用不動產標租作業要點（第 1 點、第 4 點、第 31 點）」

為活化閒置國有非公用土地及響應政府淨零轉型政策，放寬國有非公用土地得辦理標租作造林使用，釋出適宜的國有土地與具林業專業之公司法人執行造林及相關經營工作，如依氣候變遷因應法等相關規定，執行溫室氣體自願減量專案，取得減量額度等，以增加森林覆蓋面積，提升森林碳匯量。

Amendment to the "Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender" (Articles 1, 4, and 31)

To revitalize idle national non-public use land and support the government's net-zero transition policy, the NPA has revised the Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender, to allow leasing by tender of national non-public use land for afforestation. Suitable national land may be released for corporations with forestry expertise to undertake afforestation and related management work. In accordance with the Climate Change Response Act and related regulations, these corporations may implement voluntary greenhouse gas reduction projects and obtain reduction credits, to increase forest coverage and enhance carbon sequestration.

114.03.13 修正「國有非公用不動產出租管理辦法（第 8 條之 2）」

為活化閒置國有非公用土地及響應政府淨零轉型政策，增訂國有非公用土地標租作造林使用機制，釋出適宜的國有土地標租與具林業專業之公司法人執行造林及相關經營工作，如依氣候變遷因應法等相關規定，執行溫室氣體自願減量專案，取得減量額度等，以增加森林覆蓋面積，提升森林碳匯量。

Revision of Article 8-2 of the Regulations for Leasing of National Non-public Use Real Estate

To activate idle national non-public use land and respond to the government's net-zero transformation policy, we propose the addition of a mechanism for leasing national non-public use land for afforestation purposes. This will involve releasing suitable national land for lease to corporate entities with forestry expertise, to carry out afforestation and related management tasks. In accordance with relevant regulations, such as the Climate Change Response Act, these entities may implement voluntary greenhouse gas reduction projects to obtain reduction credits, thereby increasing forest coverage and enhancing forest carbon sinks.

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.



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



國有土地承租人含繳納租金反詐騙宣導

Anti-Fraud Awareness for Lessees of National Land, Including Reminders on Rent Payment Scams



承租人因風災造成農損災害及房屋毀損如何申請租金減免及程序

How Lessees Can Apply for Rent Reductions or Exemptions When Typhoons Cause Agricultural Losses or Housing Damage



光電申請開發案場內國有非公用土地承租人權益保障方式

Measures for Protecting the Rights and Interests of Lessees of National Non-Public Use Land Within Solar Photovoltaic Development Sites



國有基地續租換約

Renewal of National Property Site Leases