



焦點專欄 / Focal columns



國產署舉辦國有非公用土地環境永續暨淨零排碳頒獎典禮

本署積極響應 2050 淨零排放政策及落實聯合國永續發展目標 (SDGs)，致力推動國有非公用邊際土地環境保護認養機制及國有土地引進碳匯 (權) 產業機制，並與中央機關、各級地方政府、環境保護團體 (下稱環團)、金融機構、民間業者跨域合作，公私協力為守護國有土地及生態保育貢獻心力，廣獲各界肯定。本署於今 (115) 年 1 月 23 日舉辦頒獎典禮，感謝各界攜手合作共襄盛舉，同時推廣環境永續暨淨零排碳成果，彰顯公私協力促進環境保護效益。

The National Property Administration Held an Award Ceremony for Environmental Sustainability and Net-Zero Emissions of National Non-Public Use Land

The Administration actively responds to the 2050 Net-Zero Emissions policy and implements the United Nations Sustainable Development Goals (SDGs). It is committed to promoting the environmental protection adoption mechanism for national non-public use marginal land, and the mechanism for introducing carbon sink (credit) industries to national land. Furthermore, it engages in cross-domain cooperation with central authorities, local governments at all levels, environmental protection groups (hereinafter referred to as environmental groups), financial institutions, and private enterprises. This public-private partnership contributes to the safeguarding of national land and ecological conservation, garnering widespread recognition from all sectors. The Administration held an award ceremony on January 23, 2026, to express gratitude for the collective participation of all parties, while simultaneously promoting the achievements of environmental sustainability and net-zero emissions, highlighting the benefits of public-private partnership in advancing environmental protection.



國有長照地上權，老有所終福連綿

本署配合衛生福利部推動長期照顧服務政策，辦理指定產業 (長照) 設定地上權，順利於 114 年 11 月 6 日簽約，將規劃複合式健康照顧服務園區，布建日間照顧中心、團體家屋及複合使用運動休閒設施，提供失能、失智長者長期照顧服務及社區中高齡居民健康運動使用，打造高齡友善生活場域，落實在地健康促進、安養、長照照護與社區共融目標。

National Long-term Care Superficies: Ensuring a Secure and Blessed Old Age

In coordination with the long-term care service policy of the Ministry of Health and Welfare, the Administration initiated the creation of superficies for designated industries (long-term care), and the contract was successfully signed on November 6, 2025. The project will formulate a master plan for a multi-functional health care service park, establishing day care centers, group homes, and multi-use sports and leisure facilities. The goal is to provide long-term care services for elderly individuals with disabilities or dementia, and health-oriented sports facilities for middle-aged and elderly residents in the community. This initiative creates an age-friendly living environment and fulfills the goals of local health promotion, aging in place, long-term care, and community integration.





塹仔圳重劃分回土地興建社宅，落實居住正義

社會住宅興辦為國家重大政策，財政部國有財產署與內政部國土管理署及國家住宅及都市更新中心三方通力合作，與新北市政府協調取得「新、塹仔圳市地重劃案（第二區）」分回土地作為社會住宅保留地，提供興建社會住宅，待重劃完成後，藉由健全公共設施、公用設備服務功能及交通系統之建設，提昇當地民衆生活水準及社會住宅承租人便捷之居住環境，實現居住正義。

Building Social Housing on Land Distributed from the Wenzizun Redevelopment Project to Realize Housing Justice

The construction of social housing is a major national policy. The National Property Administration of the Ministry of Finance, the National Land Management Agency of the Ministry of the Interior, and the National Housing and Urban Regeneration Center, have collaborated closely with the New Taipei City Government to coordinate the acquisition of land distributed from the “Xinzhuang-Taishan Wenzizun Urban Land Readjustment Project (Zone 2)” as reserved land for the construction of social housing. Upon completion of the redevelopment, the project will enhance local living standards and provide a convenient living environment for social housing lessees through the construction of sound public facilities, public utility service functions, and transportation systems, thereby achieving the goal of housing justice.



撥用調配齊發力，國產效能更有利

本署積極配合國家重大政策及公共建設推動，協助機關取得所需國有不動產及自有廳舍。114 年協助機關完成撥用 11,776 筆國有土地，面積 1,512 餘公頃，公告土地現值約新臺幣 622 億，並調配 8 處廳舍（樓地板面積 22,536 坪）供原住民族委員會等 19 個中央機關進駐使用，預估可節省中央機關在外租用廳舍租金新臺幣 5,149 萬元。

Combined Efforts in Appropriation and Allocation Enhance the Efficiency of National Property

The Administration actively coordinates the promotion of major national policies and public construction, assisting authorities in acquiring necessary national real estate and self-owned office premises. In 2025, the Administration assisted authorities in completing the appropriation of 11,776 plots of national land, covering an area of over 1,512 hectares, with a total announced land value of approximately NT\$ 62.2 billion. Furthermore, 8 office premises (with a total floor area of 22,536 pings) were allocated for use by 19 central authorities, including the Council of Indigenous Peoples. It is estimated that this will save central authorities NT\$51.49 million in external office rental costs.



法令宣導 / Announcement of legal amendments

115.01.29 修正「國有非公用土地提供綠美化案件處理原則」

國有非公用土地，於無處分利用計畫前，增列「中央機關」承諾於一定期間內排除地上為花草樹木以外之其他占用物後得同意認養，可減輕執行機關管理負擔，有利加速去化被占用土地；增訂綠美化案件申請人非屬中央機關或地方政府時，執行機關於同意辦理前，徵詢地方政府意見機制；另增訂綠美化案件受託人為地方政府，於徵得執行機關同意後，得於綠美化範圍設置「移動式」圍障，有助地方政府推動寵物友善等相關政策；及綠美化期間依國有財產法第 40 條規定辦理借用之處理方式，符合國有土地以公用優先原則及簡化行政作業程序。

January 29, 2026 Amendment to the “Disposal Directions for National Non-public Use Land Provided for Afforestation and Beautification Purposes”

Prior to the formulation of disposal or utilization plans for National Non-public Use Land, a new provision has been added stipulating that where a “central authority” undertakes to remove occupying structures, other than flowers, plants, and trees, within a specified period, the adoption of such land may be approved. This measure serves to alleviate the administrative burden on the implementing authority, and facilitates the accelerated sale of occupied land. Furthermore, a mechanism has been established requiring implementing authorities to consult local governments for their opinions prior to approving afforestation and beautification applications, provided the applicant is neither a central authority nor a local government. Additionally, a provision has been introduced whereby, if the trustee of an afforestation and beautification project is a local government, “mobile” barriers may be installed within the designated area upon obtaining consent from the implementing authority, thereby supporting local governments in implementing pet-friendly and other related policies. Finally, the procedures for handling land loans during the afforestation and beautification period shall be conducted in accordance with Article 40 of the National Property Act, which adheres to the principle of prioritizing public use for national land, and streamlines administrative operating procedures.

115.01.15 修正「國有非公用土地設定地上權作業要點」第 5 點、第 11 點

國有非公用土地專案提供設定地上權係配合中央目的事業主管機關施政需要等政策目的辦理，茲中央目的事業主管機關依法律設立行政法人執行特定公共事務，以提升政府施政效率，同時確保公共事務之妥善實施，為協助達成推動政策目的，增訂是類案件專案提供行政法人設定地上權使用之權利金以土地市價二成至七成計算。

January 15, 2026, Amendment to Articles 5 and 11 of the “Operation Directions for Establishment of Superficies on National Non-public Use Land”

The project-based establishment of superficies on national non-public use land is carried out to meet policy objectives and administrative requirements of central competent authorities, where central competent authorities establish administrative legal entities in accordance with the law to undertake specific public affairs, thereby enhancing administrative efficiency and ensuring the proper implementation of such affairs. A new provision has been introduced to support the achievement of these policy objectives. Under this provision, for cases in which superficies are established for use by administrative legal entities on a project basis, the premium shall be calculated at 20% to 70% of the market value of the land.

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.



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



宣導國有基地續租換約在地駐點服務

Publicity for Local On-site Services for National Building Lot Lease Renewal and Contract Exchange



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