



國有財產署電子報

National Property Administration e-Newsletter

活化國家資產 創造資產價值
Revitalize national assets Create asset value

115年08月
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Investment Solicitation Project for the Improvement and Utilization of Land to Introduce the Carbon Sequestration Industry in Chishang Township, Taitung County
臺東縣池上鄉改良利用招商引進碳匯產業案

焦點專欄 / Focal columns



文資標租成果展示，再現美軍宿舍群新風貌

陽明山美軍宿舍群早期提供協防臺灣之美國大兵作為宿舍使用，嗣經臺北市政府審查符合文化景觀之基準，於民國（下同）97 年間公告為文化景觀，並於 102 年公告新增範圍。本署接管後積極辦理活化，北區分署於 112 年間公告辦理文化資產標租，經評選後由「大朝電視傳媒股份有限公司」得標，該公司已完成修復作業，創造多元使用空間，並於 114 年底獲臺北市政府查驗通過核發許可使用。

Showcasing the Results of Cultural Heritage Leasing by Public Tender and Revitalizing the Former American Military Housing

The Yangmingshan American Military Housing originally served as residential quarters for U.S. military personnel assisting in the defense of Taiwan. Following a review by the Taipei City Government, it was determined that the site met the criteria for designation as a cultural landscape and was officially designated as such in 2008, with its designated area expanded in 2013. After taking over management of the property, the National Property Administration (NPA) actively promoted its revitalization. In 2023, the Northern Region Branch announced a public tender for leasing the cultural heritage property. Following the evaluation process, Da Chao TV media Co., Ltd. was selected as the successful bidder. The company has since completed the restoration work, creating spaces for diverse uses. In late 2025, the property passed the Taipei City Government's inspection and was approved for use.



響應世界地球日 攜手環團共淨灘

本署南區分署嘉義辦事處與社團法人高雄市野鳥學會於 115 年 4 月 22 日（星期三）上午於嘉義縣布袋鎮新民段 157-1、158 地號（該學會認養範圍）辦理淨灘活動，該日為世界地球日，本署及所屬積極辦理海洋管理維護相關活動，亦積極響應淨灘，為守護台灣美麗的海岸線盡一份心力。

Supporting Earth Day by Joining Environmental Groups in a Beach Cleanup

On the morning of April 22, 2026 (Wednesday), in support of Earth Day, the Chiayi Office of the Southern Region Branch of the National Property Administration (NPA), together with the Kaohsiung Wild Bird Society, organized a beach cleanup event at Land Nos. 157-1 and 158, Xinmin Section, Budai Township, Chiayi County, within the area adopted by the Society. The NPA and its subordinate offices actively carry out activities related to marine management and maintenance and also actively support beach cleanup initiatives, doing their part to protect Taiwan's beautiful coastline.





公私協力守護國有地，共創環境生態永續願景

為響應「2050 淨零排放」政策及落實聯合國永續發展目標（SDGs）等國家重要政策，本署積極推動踐行國土保育及環境永續之國有土地活化利用策略，包括擊劃國有非公用邊際土地環境保護認養機制、創新推出國有土地引進碳匯（權）產業（含建構出【標】租造林新制），推動棲地認養及生態保育相關多元創新機制，推廣受惠對象涵蓋中央機關、各級地方政府、民間團體及民眾，再創國產新風貌。

Safeguarding National Land through Public-Private Partnership and Jointly Creating a Sustainable Vision for the Environment and Ecology

In support of the 2050 Net-Zero Emissions policy and the implementation of the United Nations Sustainable Development Goals (SDGs) and other key national policies, the National Property Administration (NPA) has actively promoted strategies for revitalizing national land while advancing land conservation and environmental sustainability. These initiatives include establishing an environmental protection adoption mechanism for national non-public use marginal land; introducing innovative mechanisms to attract carbon sequestration and carbon credit industries to national land, including the establishment of a new system for leasing land by public tender for afforestation; and promoting diverse and innovative mechanisms related to habitat adoption and ecological conservation. The beneficiaries of these initiatives include central government agencies, local governments at all levels, private organizations, and the general public, thereby creating a new look for national property.



活化國有財產，打造文化觀光新亮點

一處歷史場域、一棟老建築，甚至一間博物館餐廳，也能因活化展現全新風貌。各機關持續推動國有公用財產多元活化，114 年度活化收益達 467 億元，近 5 年成果穩定成長。透過歷史場域再利用、文化資產保存及引進民間專業經營，讓國有公用財產成為串聯文化、觀光與地方特色的重要力量。本期帶您走進山海一家（山館）旅館、陸軍聯誼廳（孫立人將軍官邸）及故宮晶華餐廳，一起細細品味國有公用財產活化後的文化魅力與多元價值。

Revitalizing National Property to Create New Cultural and Tourism Attractions

A historic site, an old building, or even a museum restaurant can take on a completely new look through revitalization. Government agencies have continued to promote the diversified revitalization of national public-use property, generating NT\$46.7 billion in revenue in 2025, with revitalization outcomes showing steady growth over the past five years. Through the adaptive reuse of historic sites, the preservation of cultural heritage, and the introduction of professional private-sector management, national public-use property has become an important force connecting culture, tourism, and local identity. In this issue, we invite you to explore Mountain Sea Villa (Mountain Lodge), the Taiwan Army Club (Gen. Sun Li-jen Residence), and Silks Palace at the National Palace Museum, and join us in appreciating the cultural appeal and diverse values of revitalized national public-use property.



法令宣導 / Announcement of legal amendments

115.06.29 修正「國有邊際養殖用地放領實施辦法」

行政院 114 年 11 月 27 日第 3980 次會議決定重啟國有平地耕地及邊際養殖用地放領政策，為配合政策執行及基於公地放領作業規定之一致性，參考國有耕地放領實施辦法規定，定明放領地價計算標準加計物價指數，簡化放領程序並修正公告受理申請承領期間為 1 年，以保障承租人權益。

The Implementation Regulations Governing the Granting of National Marginal Aquaculture Land Were Amended on June 29, 2026

Following the Executive Yuan's decision at its 3,980th meeting on November 27, 2025, to resume the policy of granting national flatland farmland and national marginal aquaculture land, the Implementation Regulations Governing the Granting of National Marginal Aquaculture Land were amended to facilitate policy implementation and ensure consistency in the procedural rules governing the granting of public land. With reference to the Implementation Regulations Governing the Granting of National Farmland, the amendments expressly stipulate that the price index shall be factored into the calculation of the land price for the grant, simplify the granting procedures, and revise the announced period for accepting applications for land grants to one year, thereby safeguarding the rights and interests of lessees.

115.06.01 修正「國有非公用不動產出租管理辦法第 13 條之 1、第 13 條之 3、第 18 條、第 19 條、第 20 條、第 21 條、第 47 條」

為提升民間投標國有非公用房地標租意願，刪除現行一併標租之非公用土地及建築改良物於租期屆滿時重新辦理標租，承租人得優先承租之規定，增訂經出租機關同意得換約續租，次數以 3 次為限，及同步放寬一併標租非公用土地及建築改良物與租賃住宅包租業，得換約續租次數以 3 次為限。另配合內政部停止適用臺灣沿海地區自然環境保護計畫，刪除國有非公用土地位於該計畫劃設之自然保護區不予出租規定。

Articles 13-1, 13-3, 18, 19, 20, 21, and 47 of the Regulations for Leasing of National Non-public Use Real Estate Were Amended on June 1, 2026

To increase private-sector willingness to bid for leases of national non-public use property, the amendments remove the existing provision under which an incumbent lessee was entitled to priority in taking the lease when national non-public use land and constructional improvements leased together by tender were re-tendered upon expiration of the lease. Instead, the amendments provide that, with the approval of the leasing authority, the lessee may renew the lease by exchanging a new contract, up to three times. The maximum number of such renewals for national non-public use land and constructional improvements leased together by tender to rental housing subleasing businesses has likewise been increased to three. In addition, following the Ministry of the Interior's decision to cease implementation of the Taiwan Coastal Area Natural Environment Protection Plan, the provision prohibiting the leasing of national non-public use land located within nature conservation areas designated under the Plan has been removed.

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.



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