



焦點專欄 / Focal columns



主動協調去化新竹市世紀鑫城世紀區國有房地，活化國家資產

國防部政治作戰局經管新竹市「世紀鑫城世紀區」367戶房地剔除眷改總冊，本署113年4月12日召開會議確定移管及活化方式。國防部113年6月19日就其餘163戶房地核轉申請變更為非公用財產，本署將續處接管活化事宜。

Active Coordination to Facilitate the Sale and Revitalization of State-owned Real Estate in Hsinchu City's Century Xingcheng Century Area

The Political Warfare Bureau of the Ministry of National Defense has removed 367 housing units from the total list of military housing renovations in the "Century Xingcheng Century Area" of Hsinchu City. On April 12, 2024, the Administration held a meeting to determine the methods for transfer and revitalization. On June 19, 2024, the Ministry of National Defense applied for the reclassification of the remaining 163 units as non-public use property, and the Administration will continue to manage and revitalize these assets.



公產檢核齊用心，機關管理好安心

財政部為健全國有公用財產管理，每年訂定國有公用財產管理情形檢核計畫，請機關實施書面檢核，並擇部分中央及地方機關辦理實地訪查，深入檢視機關財產管理情形，輔導機關完備管理工作，並鼓勵機關在不影響公用用途下，積極活化國有財產，提昇運用效益，使國產發揮最大效能。

Diligent Public Property Audits Ensure Effective Management

To enhance the management of national public use properties, the Ministry of Finance establishes an annual audit plan to review the management of these assets. Agencies are required to conduct written audits and select certain central and local agencies for on-site inspections. These inspections provide an in-depth assessment of property management practices, assisting agencies in refining their management processes. Additionally, agencies are encouraged to actively revitalize national properties to enhance their utilization efficiency without affecting their public use, thereby maximizing the effectiveness of state-owned assets.





國有房地標租包租業 閒置老屋活化翻新頁

居，大不易！為協助減輕民衆租屋煩惱並活化國有閒置房地，本署自112年3月起積極推動國有非公用房地標租與符合「租賃住宅市場發展及管理條例」規範之租賃住宅包租業，由其轉租與次承租人居住使用業務。截至113年6月底，全國標脫數合計已破百戶，成績亮眼，不僅賦予國有閒置老屋新生命，同時，也提供民衆多元租屋選擇，讓民衆能找到符合自己需求的家，享有一個安穩的居住生活空間。

Leasing and Subleasing National Real Estate – Revitalizing Vacant Old Houses

Finding a place to live is no easy task. To help alleviate the burden of renting for the public and to revitalize vacant national real estate, the Administration has been actively promoting the leasing of non-public national properties since March 2023. This initiative involves engaging rental housing management businesses that comply with the "Rental Housing Market Development and Regulation Act" to sublease these properties to subtenants for residential use. As of the end of June 2024, over a hundred units have been successfully leased nationwide. This impressive result not only breathes new life into vacant old national houses but also provides the public with diverse rental options, enabling them to find homes that meet their needs and enjoy a stable living environment.



高雄麥當勞叔叔之家落成啟用 公私齊協力紓緩舟車往返壓力

為減緩跨縣市、跨區遠地就醫兒童家庭就醫負擔，本署以專案出租方式提供高雄市三民區河北路閒置國有房地，南台灣第一座麥當勞叔叔之家已於113年5月正式啟用。本專案透過公私協力，不僅有效活化閒置之國有房地，更突破法令限制，協助打造安全舒適的場域，每年提供7,300個日房數的服務能量，有需要的家庭可經由合作醫院轉介，透過免費住宿與關懷服務，減緩舟車往返跨區就醫的兒童家庭之身心壓力及經濟負擔，提升南台灣醫療支持量能。

Kaohsiung Ronald McDonald House Charities Opens – Public-Private Collaboration Eases Travel Strains

To alleviate the burden on families traveling long distances across counties and regions for pediatric medical care, the Administration has provided a vacant national property on Hebei Road in the Sanmin District of Kaohsiung City for lease through a special project. The first Ronald McDonald House in southern Taiwan officially opened in May 2024. This project, facilitated through public-private collaboration, not only revitalizes the idlenational property but also overcomes legal restrictions to create a safe and comfortable space. It offers a service capacity of 7,300 rooms per night annually. Families in need can be referred through partner hospitals to benefit from free accommodation and care services, reducing the physical and financial stress on families traveling across regions for medical care and enhancing medical support capacity in southern Taiwan.



法令宣導 / Announcement of legal amendments

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.

113.03.22 修正「逾期末辦繼承登記土地及建築改良物標售作業要點」

配合中華郵政股份有限公司實際作業及掛號函件存局期限原則為 15 日，113 年 3 月 22 日修正逾期末辦繼承登記不動產受理投標期間為開標日前 14 日至開標日當日開啟信箱止。自 113 年 4 月起公告案件，投標應備文件如非於招標公告所載受理投標期間寄達指定郵件政箱（含逾期或提前寄達），均屬投標無效，請有意投標者務必預留郵寄所需時間，避免影響投標權益。

The "Operation Directions for Competitive Selling of Land and Constructional Improvements Due to No Person Applying for Succession Registration Beyond a Time Limit" was amended

In accordance with the operational practices of Chunghwa Post Co., Ltd. and the principle of a 15-day storage period for registered mail, the revised guidelines for the acceptance of bids for real estate with overdue inheritance registration state that the bidding period is from 14 days before the bid opening date until the day of the bid opening. For cases announced from April 2024 onwards, bidding documents must be delivered to the designated postal mailbox within the specified bidding period, as stated in the bidding announcement. Failure to do so, whether due to delay or early delivery, will result in the invalidation of the bid. Prospective bidders are urged to allocate sufficient time for mailing to avoid any impact on their bidding rights.

113.03.07 修正「國有非公用土地設定地上權作業要點」

增訂配合國家政策指定產業公開招標之辦理方式及程序；放寬指定產業及專案提供設定地上權適用中央目的事業主管機關主管法規計收權利金與地租之優惠規定及適用時點；放寬專案提供設定地上權依其他法令申請審查案件時點。提高民間廠商或相關團體配合政府推動相關政策之意願。

The "Operation Directions for Establishment of Superficies on National Non-public Use Land" was amended

The amendments added methods and procedures for public tendering of designated industries in line with national policies; relaxed the preferential provisions and applicable timeline for the calculation and collection of royalties and land rents in designated industries and projects that provide for the establishment of land rights subject to the regulations of the central competent authority; and relaxed the timeline for the application of the provisions of land rights for projects to be examined in accordance with other laws and regulations. These amendments will increase the willingness of private manufacturers or related organizations to cooperate with the government in promoting relevant policies.



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>



國有非公用不動產補辦增劃編為原住民保留地之租金緩收、免收及退還宣導

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



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



宣導環保團體認養國有非公用邊際土地

Promotion of National Non-public Use Marginal Land for Adoption by Environmental Protection Groups