



財政部國有財產署

National Property Administration, Ministry of Finance

109 業務年報

Annual Report 2020



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國有財產署成立 60 週年了，承蒙財政部各級長官指導，以及歷任首長奠定之穩固基礎，本署將賡續朝向「活化國家資產、創造資產價值」的願景努力邁進。

基於國家多項重要政策皆有土地使用需求，本署作為管理者角色，全力配合社會住宅政策、產業發展政策、綠能發展政策等提供國有土地。除此之外，賡續督導中央各主管機關清理檢討閒置、低度利用或不經濟使用大面積國有建築用地及辦理活化，提升國有公用財產整體運用效益，並靈活運用出租（含標租）、招標設定地上權、參與都市更新及結合目的事業主管機關共同改良利用等多元方式活化國有非公用不動產。

109 年行政院核定「向海致敬 - 海岸清潔維護計畫 (109 年至 112 年)」後，本署即積極就國有非公用海岸土地清理作業策略研提中長程計畫，責成所屬各分署及辦事處辦理定點巡管清理、重點機動清理、協調機關統籌清理、主動媒合認養意願及加強宣導源頭管理等重點工作。

為解決國有非公用文化資產管理維護及修復再利用問題，即以研擬中長程計畫方式爭取專項經費，逐處排定修復及管理維護相關工作項目期程，期改善國有文化資產頹圯狀態，結合地方文化精神與空間脈絡傳承歷史記憶，以增加外界活化及政府機關撥用意願。

109 年亦是國有非公用土地設定地上權豐收年，不僅成功標脫臺北市世貿三館及國泰營區基地，設定地上權權利金創新高，標脫率破 5 成，更有為扶植高雄市六龜寶來溫泉者辦理之國有非用土地專案設定地上權案首次簽約，兼顧國庫收益外，也為民眾、業者及政府創造三贏局面。

謹將這一年來施政成果編印成年報，並臚列今後重要工作目標，希藉此檢討過去，策勵未來，尚祈各界不吝指正。如須進一步瞭解國產業務最新資訊，歡迎利用本署網站 <https://www.fnp.gov.tw>、電子報 <http://test2.shhs27.com>，或搜尋「國有財產 e 點靈」粉絲團 <https://www.facebook.com/fnp.gov.tw> 查閱。

財政部國有財產署署長

曾國榮

謹識

The National Property Administration (NPA) has been established for six decades. Thanks to the leadership from supervisors at all levels in the Ministry of Finance and the stable foundation reinforced by former Ministers, the NPA will continue to focus on fulfilling its vision to “revitalize national assets, create asset value.”

Based on the fact that many important national policies cannot be carried out without using land, the Administration as a national property manager continues to provide national land to support housing policies, industrial development policies, and green energy development policies. In addition, it has continuously supervised and directed the competent authorities of the central government to clean up and examine large tracts of idle, poorly or uneconomically used national building land and revitalize them, so as to improve the overall utilization efficiency of national public use properties, and flexibly use leasing (including lease by tender), establishment of superficies by tender, participating in urban renewal, and cooperating with the agency in charge of the businesses concerned to jointly revitalize national non-public use real estate through various methods such as joint improvement and utilization.

In 2020, the Executive Yuan established the “Respect the Ocean – Seashore Cleaning and Maintenance Project (2020 to 2023).” Subsequently, the NPA has been actively studying and preparing mid-to-long-term plans regarding the clearing operating strategies for national non-public use coast land. Subordinated branches and offices are urged to carry out fixed point patrol, management, clearing, focused maneuver cleaning, coordination with authorities for overall planning and cleanup, active matching for volunteer clean-up sponsoring, and strengthening of source management and other key works.

To solve the issue related to the management, maintenance, and re-utilization of national non-public use cultural heritages, mid-to-long-term plans were studied and prepared to solicit project funding and arrange schedules of work tasks related to repair, management, and maintenance on a case-by-case basis to improve the decaying status of many national cultural heritages. The aim is to improve the willingness of external parties and governmental agencies to participate in cultural heritage revitalization and utilization through combining local cultural spirit and special context for the inheritance of historical memories.

The year 2020 was also a prosperous one regarding the establishment of superficies of national non-public use land, with royalties of superficies reaching a new high and the rate of successful tenders increasing to over 50%. In addition to completing the tender for Taipei World Trade Center Hall III and Guotai Camp Bases, the signing of the initial contract was completed related to the establishment of superficies regarding a national non-public use land project for fostering hot spring businesses at Baolai Dist., Liugui Dist., Kaohsiung City, which creates gains for the national treasury and mutual success for citizens, businesses, and the government.

We have carefully compiled our administrative achievements during the last year into an annual report and list the important work objectives in the future, hoping to use this to examine thoroughly what we have done in the past and focus on what we shall do in the future. We welcome all feedback. If you would like to know more about the latest information on national property operations, please use our newly revised website <https://www.fnp.gov.tw>, e-newsletter <http://test2.shhs27.com>, or visit “national property e-click” fans page <https://www.facebook.com/fnp.gov.tw>

Faithfully yours,

Director-general, National Property Administration

Hue-chi Tseng

壹、成立緣起

民國 34 年抗日戰爭勝利，臺灣光復，政府接收日本公私機構、企業會社及日本人私有之各項財產。由於數量龐大，內容複雜，尤以不動產遍及全省各角落，分布零散，其接收、清理、管理及處理等工作極為繁重，雖先後有臺灣省日產處理委員會、臺灣省日產清理處、臺灣省公產管理處及臺灣土地銀行等機構主理其事，惟因冊籍浩繁，加以部分資料散失遺漏、殘缺不實，且缺乏完善之法令規章，以致管理上產生不少困難。

嗣因監察院決議認為國有財產由中央設置專責機構管理為宜，而政府亦為求建立永久性及全面性之國有財產管理制度，以促成現代化財政體系，乃成立國有財產局，承財政部之命，主管國有財產管理事務。國有財產局之設置，係接管前臺灣土地銀行公產代管部所有業務與人員、行政院軍用土地處理小組、臺灣省財政廳公產室及財政部國庫署部分業務與人員，於民國 49 年 12 月 12 日成立，並設立臺灣北區、中區及南區等 3 個辦事處。

配合行政院組織調整，本署奉 總統 101 年 2 月 3 日華總一義字第 10100022761 號令公布制定「財政部國有財產署組織法」，經行政院令定自 102 年 1 月 1 日起施行。除於 101 年 2 月 6 日配合行政院人事行政總處組織改設納入原「公務人員住宅及福利委員會」宿舍管理業務及隨同移撥之員額外，並於 102 年 1 月 1 日新組織法施行時，納入「內政部營建署城鄉發展分署」新生地開發之土地管理部分業務與人力。原所轄臺灣北區、中區及南區辦事處經財政部 102 年 1 月 4 日台財人字第 10100732420 號令修正財政部處務規程，原財政部國有財產局臺灣北區、中區及南區辦事處變更為財政部國有財產署北區、中區及南區分署，原所屬分處更名為辦事處。

History of the establishment of National Property Administration

In 1945, with the victory in the Second Sino Japanese War, Taiwan was restituted. The government took over the public and private agencies, enterprises and private properties of the Japanese. Because of the large quantity and complexity of the contents, it was difficult to take over, clean up, manage and handle. The fact that the real estates were scattered all over different parts of Taiwan made things even more difficult. Although several entities existed to handle matters, such as the Taiwan Province Japanese Property Handling Committee, Taiwan Province Japanese Property Clean Up Office, Taiwan Province Public Property Handling and Taiwan Land Bank, management was extremely difficult due to the complicated books and records, loss of data, incomplete records, and insufficiency of laws and regulations.

As the Control Yuan suggested that it was necessary to establish an authority in the central government to handle the matters of national property and the government regarded it urgent enough to establish a permanent and full-scale national property management system to promote a modern financial system, the National Property Bureau was established. Affiliated to the Ministry of Finance (MOF), it was responsible for the management of national property. Established on December 12, 1960, the National Property Bureau took over the entire staff of the Public Property Management Department of Taiwan Land Bank, Military Land Handling Section of the Executive Yuan, and Public Property Office of Finance Department of Taiwan Province, and part of the staff and operations of National Treasury Agency, MOF. Three offices were set up in northern, central and southern Taiwan.

In keeping with the Executive Yuan's policy, our administration made and announced the "Organization Act of National Property Administration, Ministry of Finance" with the President's order Hua-Zhong-Yi-Yi Zi No. 10100022761 on February 3, 2012. With the approval of the Executive Yuan, it was implemented on January 1, 2013. On February 6, 2012, the NPA collaborated with the restructuring of the organization of the Directorate-General of Personnel Administration, Executive Yuan to include the management of the quarters of "Civil Service Housing and Welfare Committee" and the transfer of staff. Also, part of the operations and the staff of newly reclaimed land management from Urban and Rural Development Branch, Construction and Planning Agency, Ministry of Interior were included in the NPA on January 1, 2013. Northern Region Office, Central Region Office, and Southern Region Office of the NPA were renamed as the Northern Region Branch, Central Region Branch, and Southern Region Branch of the National Property Administration with the order of the MOF (ref. Tai-Cai-Ren Zi No. 10100732420) to amend the office regulations. The former branch offices were renamed as offices.

另為應苗栗地區業務需要及本於為民服務，經行政院 103 年 2 月 24 日院授發字第 1031300158 號函核定准予籌設本署中區分署苗栗辦事處，財政部並於 103 年 3 月 7 日以台財人字第 10300531270 號令修正發布「財政部國有財產署中區分署辦事細則」第 4 條、第 15 條、第 17 條及「財政部國有財產署中區分署編制表」，自 104 年 1 月 8 日生效，並於是日成立苗栗辦事處。

考量組織業務型態、地理位置及管理效能，本署北區分署臺東辦事處，國有土地出租農民耕作使用租戶眾多，與北區分署屬於都會地區偏向於基房地出租之業務型態不同。而與南區分署所轄各辦事處農業縣市，以耕地出租戶數眾多之業務型態較為相近。經行政院 106 年 8 月 3 日院授人組字第 1060053037 號函核定同意北區分署臺東辦事處改隸南區分署，財政部並於 106 年 8 月 14 日台財人字第 10600643270 號令修正發布「財政部國有財產署北區分署辦事細則」、「財政部國有財產署南區分署辦事細則」第 4 條、第 15 條、第 17 條及「財政部國有財產署北區分署編制表」、「財政部國有財產署南區分署編制表」，自 107 年 1 月 1 日生效。



To cope with the needs in the Miaoli area and serve the people, the Central Region Branch, National Property Administration was approved by the Executive Yuan on February 24, 2014 with the letter (ref. no. Yuan-Shou-Fa Zi No. 1031300158) to establish the Miaoli Office. According to the order Tai-Cai-Ren Zi No. 10300531270 on March 7, 2014, the MOF announced the amendments of Articles 4, 15, and 17 of the “Operational Regulations of the Central Region Branch of National Property Administration, Ministry of Finance” and “Personnel Establishment Table of the Central Region Branch, National Property Administration, Ministry of Finance”. The amendments were effective on January 8, 2015. Likewise, the Miaoli Office was established.

Considering the service type, geographical location and management efficacy of the organization, the Taitung office of Northern Region Branch leased national land mainly for farmers to farm. Its service type belonged to that of the rural areas, different from that of the Northern Region Branch, which was located in an urban area. Its service type was similar to that of the Southern Regional Office that had many farmland tenants. On August 3, 2017, as approved by the Executive Yuan (ref. no. Yuan-Shou-Ren Zi No. 1060053037), the Taitung office affiliated to the Northern Region Office was re-assigned to be under the NPA of the Southern Region Branch. On August 14, 2017, with the order (ref. no. Tai-Cai-Ren Zi No. 10600643270), the MOF announced the amendments of the “Operational Regulations of the Northern Region Branch of National Property Administration, Ministry of Finance” and Articles 4, 15, and 17 of “Operational Regulations of the Southern Region Branch of National Property Administration, Ministry of Finance”, and the “Personnel Establishment Table of the Northern Region Branch, National Property Administration, Ministry of Finance” and the “Personnel Establishment Table of the Southern Region Branch, National Property Administration, Ministry of Finance”, which came into force on January 1, 2018.

貳、組織與職掌

一、組織

(一) 組織回顧

本署前身為國有財產局，其成立係依財政部國有財產局組織規程設置。國有財產局組織條例係於民國 50 年 8 月 26 日公布施行，並於民國 73 年 4 月 30 日修正公布施行。依其規定，國有財產局設 3 個組，組下共 7 個科，分別掌理有關國有財產業務；並設秘書室、人事室、會計室，編制員額 98 人，實際預算員額為 91 人。民國 81 年 9 月 16 日增設政風室；另設國有財產估價委員會，為國有財產估價專責機構，局長為當然委員並兼主任委員。

為有效推展業務電腦化，於民國 78 年 12 月 1 日設置資訊小組，專責推動有關事宜；民國 82 年 7 月 1 日起，福建省金門縣、連江縣經指定為國有財產法（下稱國產法）之施行區域。為應業務需要，報奉行政院核定於民國 83 年 7 月 15 日於金門設立駐金門辦公室，並於臺灣重要地區設辦事處，辦事處下設分處或專員室（至各地區辦事處組織通則施行前，共設 3 個辦事處，4 個分處及 5 個專員室），分別掌理其轄區內有關國有財產管理事項。當時國產局連同各地區辦事處編制員額共 395 人。

國有財產局之組織條例修正案及各地區辦事處組織通則制定案，嗣奉 總統令於民國 86 年 4 月 16 日公布施行，又於 101 年 2 月 6 日配合行政院人事行政總處組織調整，原公務人員住宅及福利委員會掌理之中央公教人員住宅工程、宿舍管理、眷舍處理業務移撥國產局，暫以任務編組運作。綜此，國有財產局組織結構並作如下之調整：

Organization and duties

Organization

(1) A brief history of our organization

The entity formerly named the National Property Bureau was established in accordance with the organization rules of the National Property Bureau, MOF. The Organization Act of the National Property Bureau was announced and implemented on August 26, 1961. It was revised and implemented on April 30, 1984. According to the Act, the National Property Bureau should have 3 divisions and 7 sections, which shared the responsibilities of the management of national property. There were a Secretariat, a Personnel Office, an Accounting Office, with a staff quota of 98 persons. The actual staff number was 91. On September 16, 1992, the Civil Service Ethics Office was added. In addition, the Assessment Committee of National Property was established. As an authority of national property evaluation, the Director-general was the ex-officio member as well as the director.

To promote the computerization of the NPA, on December 1, 1989, the Information Management Unit was established to take charge of these matters. Starting from July 1, 1993, Kinmen County and Lianjiang County of Fujian Province were designated as the administration district prescribed in the National Property Act. Due to the need of administration affairs, on July 15, 1994, the Executive Yuan approved the establishment of the Kinmen Office; besides, offices were established in different important areas in Taiwan. In each office, there were branch offices or a specialist office (before the implementation of the regulations of administration for the offices, there were 3 offices, 4 branch offices, and 5 specialist offices.) to handle the matters in the districts regarding the issues concerning national property. At that time the staff quota of the National Property Bureau and its affiliated offices was 395.

Regarding the amendment of the Organization Act of the National Property Bureau and the promulgation of the Organization Act of the National Property Bureau offices, they were conducted with the President's order announced on April 16, 1997. On February 6, 2012, to collaborate with the Directorate-General of Personnel Administration, Executive Yuan in organization restructuring, the constructions, management and handling of quarters of the civil servants formerly by the Civil Service Housing and Welfare Committee were transferred to the National Property Bureau. It was operated by a task force temporarily. In sum, the organization of the National Property Bureau was restructured as follows:

1. 組織由原來 3 組 4 室及 1 個任務編組，修正為 3 組 6 室及 2 個任務編組，預算員額由 122 人修正為 132 人。

2. 各地區辦事處則應依業務繁簡，分為一、二等處；其中一等處應設 5 課 5 室及 5 至 6 個分處；編制員額 193 至 208 人；二等處應設 4 課 5 室及 2 個分處；編制員額 85 至 100 人。其分等設處方案依規定程序報奉行政院於民國 87 年 4 月 1 日以臺 87 財第 18512 號函核定在案。

3. 各地區辦事處分等標準奉行政院核定之同時，有關各地區辦事處之分等設處方案，奉行政院核定為：國有財產局在臺灣地區設臺灣北、中、南區 3 個一等處；另各地區辦事處可在臺灣及金馬地區設分處，97 年新增澎湖、屏東分處，共 14 個分處。編制員額共 579 至 624 人。

(二) 組織現況

1. 「財政部國有財產署組織法」奉 總統 101 年 2 月 3 日公布，並經行政院核定自 102 年 1 月 1 日起施行，國有財產署爰於 102 年 1 月 1 日掛牌成立，除仍辦理原有之國有財產業務外，於 101 年 2 月 6 日接收公務人員住宅及福利委員會之部分業務及人員，內政部營建署城鄉發展分署新生地開發之部分業務及人員亦於 102 年 1 月 1 日本署成立之日移撥本署。

2. 國有財產署設 4 組 6 室共 16 科，於北、中、南區設 3 個分署，原有 14 個辦事處（屬派出單位），另依新修正之組織法於 104 年 1 月 8 日成立苗栗辦事處後，所屬辦事處增置為 15 個，奉行政院 106 年 8 月 3 日院授人組字第 1060053037 號函核定同意北區分署臺東辦事處改隸南區分署案，並於 107 年 1 月 1 日生效。

3. 國有財產署及所屬機關編制員額 640 人，109 年底止，國有財產署暨各分署現有職員 581 人。

- Formerly, the National Property Bureau consisted of 3 divisions, 4 offices, and 1 task force. It was readjusted into 3 divisions, 6 offices and 2 task forces. The staff quota was adjusted from 122 to 132.
- The Regional Offices were restructured into Level 1 and Level 2, depending on the complexity of their businesses. A Level 1 office should have 5 sections, 5 offices, and 5 to 6 branch offices. The staff quota ranges from 193 to 208. In a Level 2 office, there should be 4 sections, 5 offices, and 2 branch offices, with a staff quota of 85-100. The establishment of branch offices was submitted to the Executive Yuan for approval according to procedure. On April 1, 1998, it was approved for reference by the Executive Yuan with the letter Tai-87-Cai Zi No. 18512.
- When the classification of the Regional Offices was submitted to the Executive Yuan for approval, the measures for the classification of the Regional Offices were also submitted to the Executive Yuan for approval. The results were: the National Property Bureau should establish a Level 1 office in the northern district, central district, and southern district, totaling 3. In addition, each Regional Office was eligible to establish branch offices in Taiwan, Kinmen and Matsu areas. In 2008, the Penghu Branch Office and Pingtung Branch Office were added, totaling 14 branch offices. The staff quota was 579-624.

(2) Current conditions of the organization

- The “Organizational Act of the National Property Administration, Ministry of Finance” was announced with the President’s order on February 3, 2012. Approved by the Executive Yuan, it was implemented on January 1, 2013. The National Property Administration was established on January 1, 2013. In addition to conducting the original operations of the National Property Bureau, on February 6, 2012, it took over part of the business and staff of the Civil Service Housing and Welfare Committee. Part of the operations and staff of the Urban and Rural Development Branch, Construction and Planning Agency, Ministry of Interior that were responsible for reclaimed land was transferred to the NPA on January 1, 2013.
- The NPA has 4 divisions and 6 offices, totaling 16 sections. 3 region branches were established in the northern, central, and southern districts. Originally, there were 14 offices (belonging to detached units). According to the newly revised organizational act, the Miaoli Office was established on January 8, 2015. The affiliated offices were increased to 15. According to the letter of Executive Yuan Yuan-Shou-Ren-Zhu Zi No. 1060053037, dated August 3, 2017, Taitung Office was approved to be affiliated to Southern Region Branch. It was effective on January 1, 2018.
- The staff number of the NPA and its affiliated units was 640. By the end of 2020, the current number of staff working at the NPA was 581.

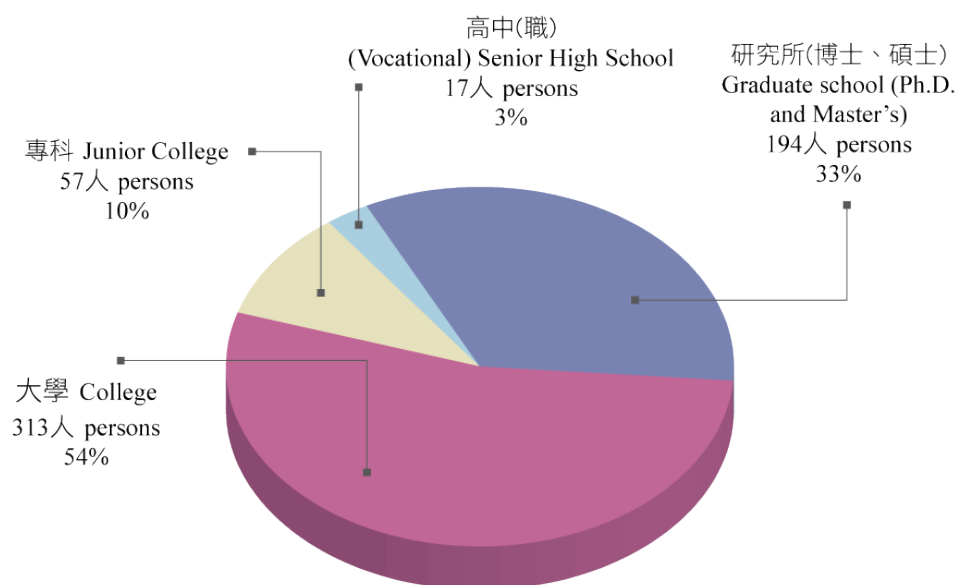
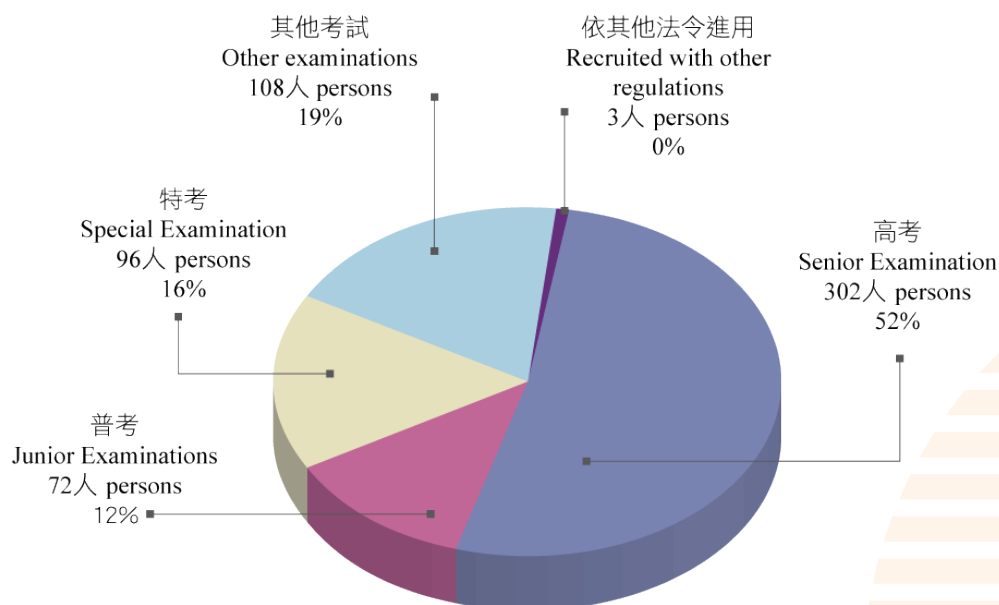


圖 2-1 職員學歷 Chart 2-1 Staff qualifications

圖 2-2 職員各類考試及格人數
Chart 2-2 Staff passing in various categories of examinations

附註 Note：1. 其他考試，係指二職等考試及委（薦、簡）任升等考試

Other examinations: Grade Two Special Examination, Promotional Examinations (Junior Rank and Senior Rank) and others.

2. 依其他法令進用，係指依雇員管理規則僱用或依技術人員任用條例審定有案或機要人員。

“Recruited with other regulations” implies staff accredited or key persons employed in accordance with the Regulations of Employees Recruitment or Regulations for Technician.

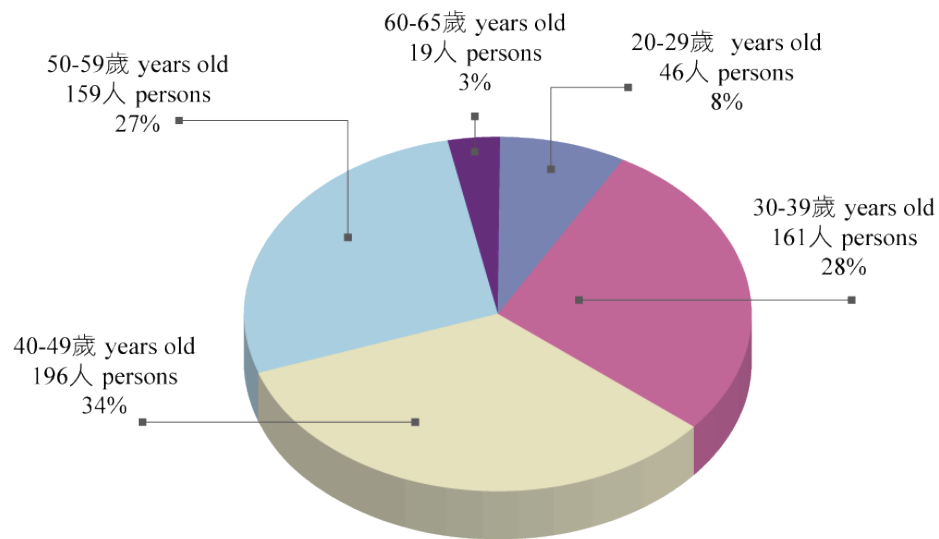


圖 2-3 職員年齡分析 Chart 2-3 Analysis of staff age

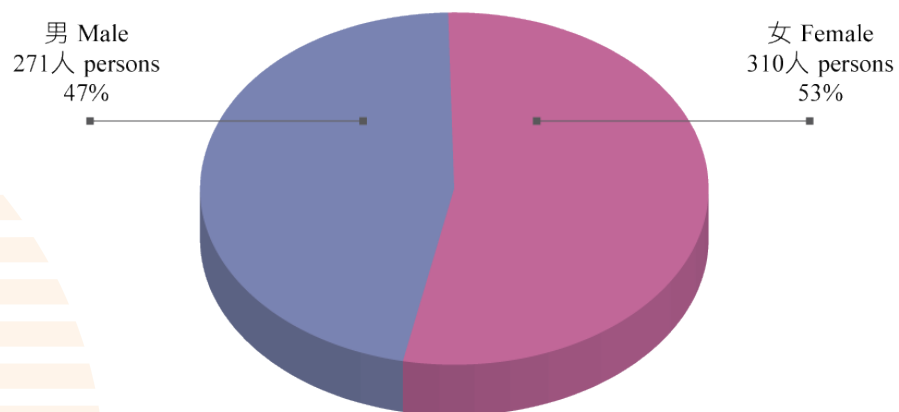


圖 2-4 職員性別統計 Chart 2-4 Statistics of staff gender

(三) 國有財產署組織系統及各分支機構業務轄區

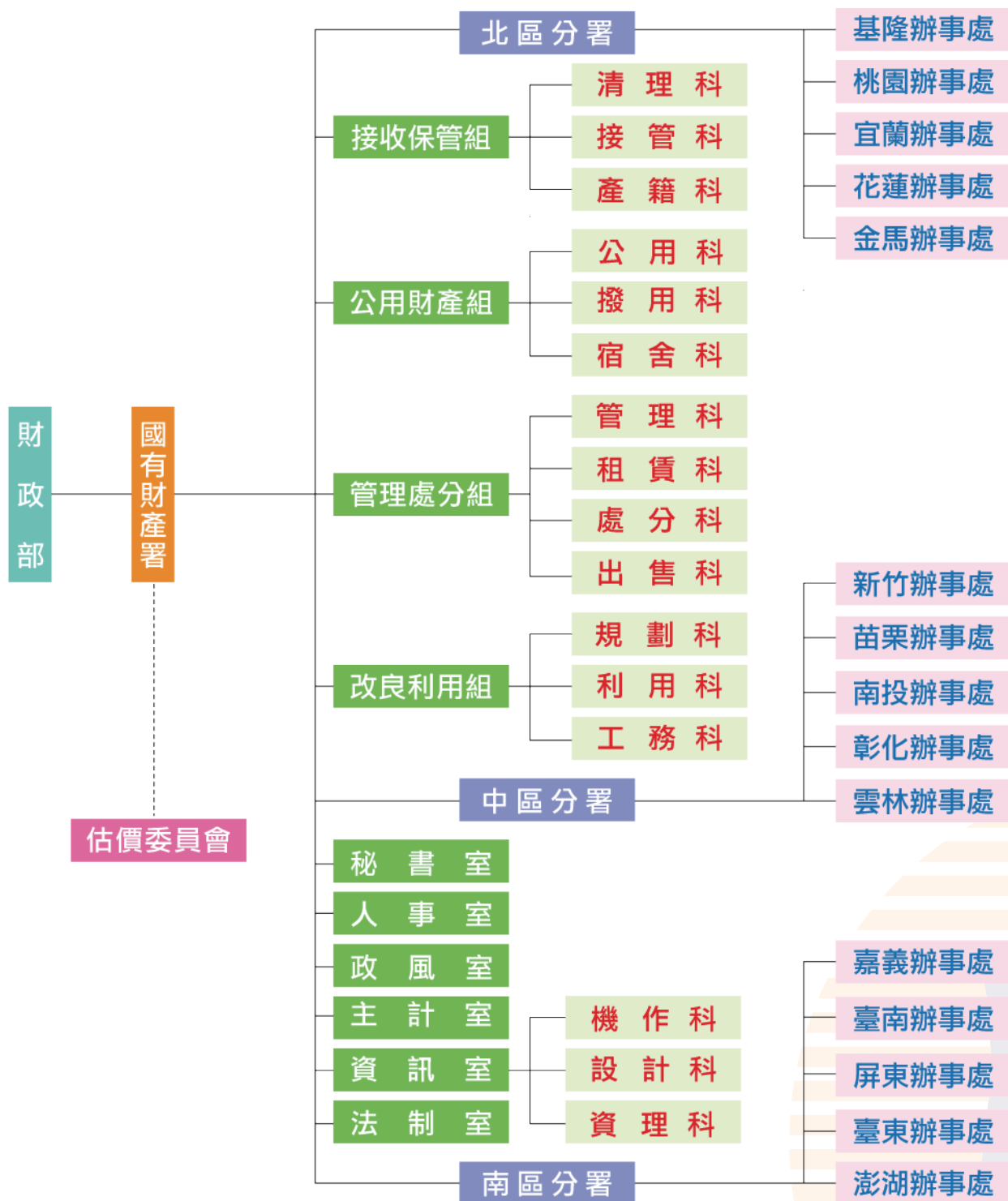


圖 2-5 財政部國有財產署及所屬組織系統圖

(3) Organization of the National Property Administration and jurisdiction of other branch agencies

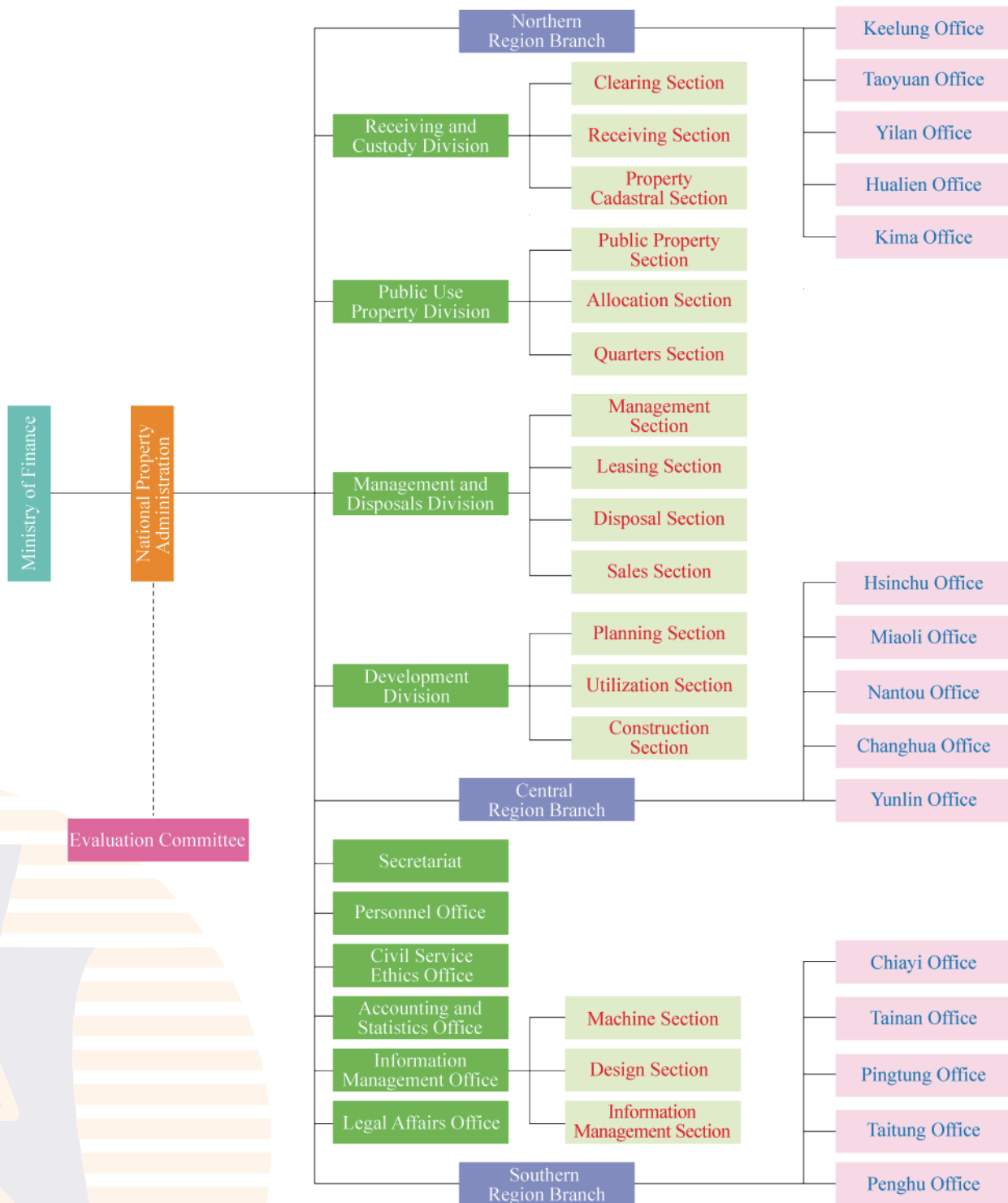


Chart 2-5 Organization of National Property Administration and affiliations of Ministry of Finance

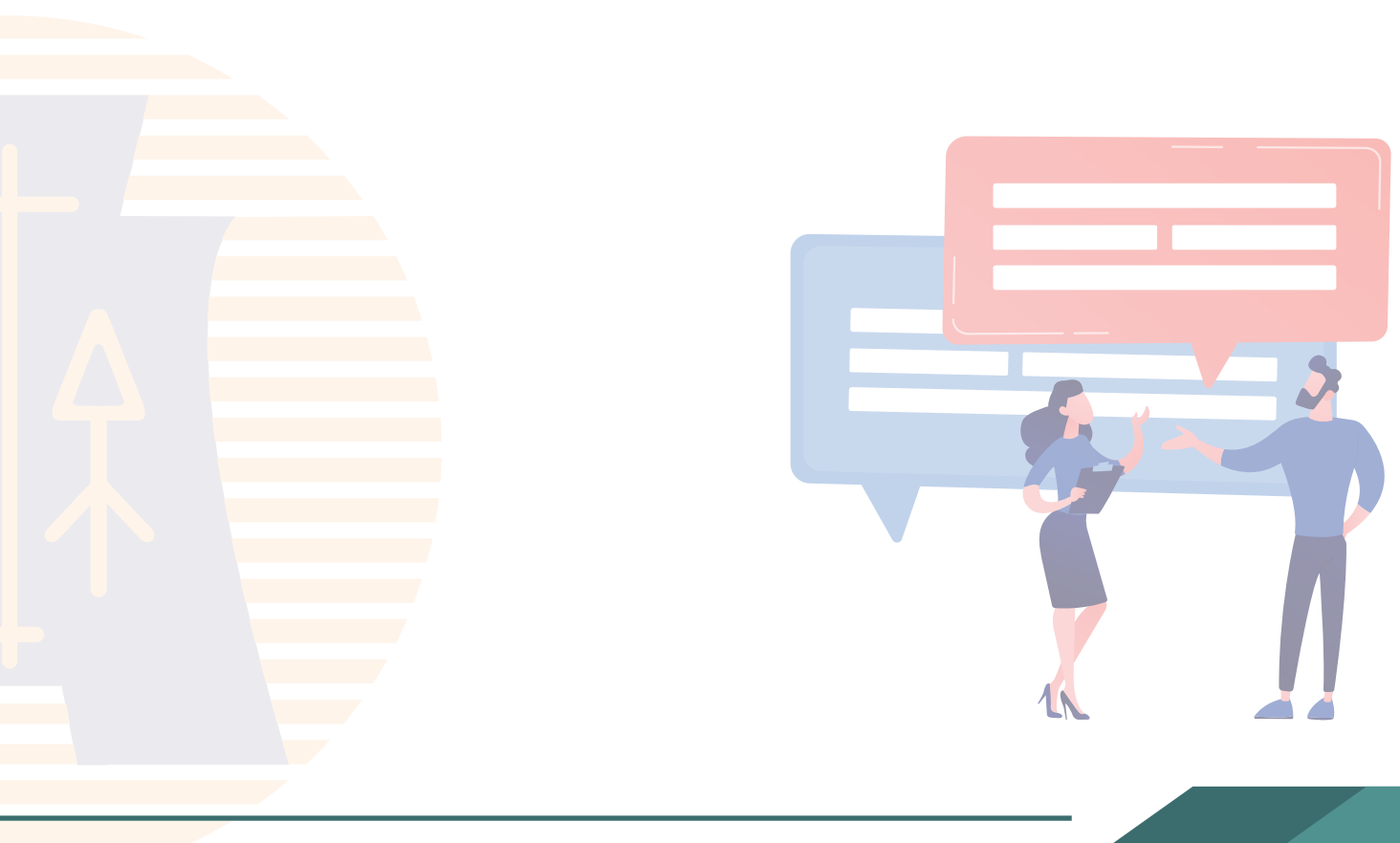
二、職掌

依國產法第 9 條「財政部承行政院之命，綜理國有財產事務。財政部設國有財產局，承辦前項事務；其組織以法律定之。」之規定，本署之任務在承辦國有財產事務。國有財產事務，依同法第 1 條規定為「國有財產之取得、保管、使用、收益及處分。」為便於本署執行該等事務，本署組織條例第 2 條對本署掌理之事項有明確之規定。歸納言之，本署之職掌與任務，在建立健全之國有財產管理制度，將各項國有財產事務切實有效納入管理，並加強國有土地開發利用，以配合經濟發展，創造社會財富，加速國家建設。



Duties

According to Article 9 of the National Property Act, “The Ministry of Finance is in overall charge of the national property affairs under the commission of the Executive Yuan. The MOF establishes the NPA to undertake the proceeding affairs; its organization is determined by Act.” According to the Act, the MOF should handle national property matters. Regarding national property matters, according to Article 1 of the same Act, “With regard to the acquisition, management, utilization, revenue and disposition of national property, this Act shall prevail”. To facilitate the Administration to execute related matters, the duties of the NPA are clearly prescribed in Article 2 of the Organizational Act of National Property Administration, Ministry of Finance. In sum, the duties and tasks of the NPA are to complete the management system of national property and include all matters of national property under NPA management. In addition, it promotes the development and use of national lands in line with economic development, creation of social wealth, and accelerated growth in national construction.



參、國有財產範圍與種類

一、範圍

(一) 不動產

指土地及其改良物暨天然資源。

(二) 動產

指機械及設備、交通運輸及設備，暨其他雜項設備。

(三) 有價證券

指國家所有之股份或股票及債券。

(四) 權利

指地上權、地役權(不動產役權)、典權、抵押權、礦業權、漁業權、專利權、著作權、商標權及其他財產上之權利。

二、種類

(一) 公用財產

1. 公務用財產：

各機關、部隊、學校、辦公、作業及宿舍使用之國有財產。

2. 公共用財產：

國家直接供公共使用之國有財產。

3. 事業用財產：

非公司組織國營事業機關使用之財產。

(二) 非公用財產

公用財產以外可供收益或處分之一切國有財產。

Scope and type of national property

Scope

(1) Real estate

Lands, improvements and natural resources

(2) Personal property

Mechanical facilities, transportation facilities and other miscellaneous facilities.

(3) Securities

Shares or stocks and bonds owned by the nation.

(4) Rights

Property rights of superficies, easement (Servitude of real property), dien, mortgage, mining, fishery, patent, copyright, trademark and others.

Types

(1) Public use property

- Office use property:
National property used by government authorities, military offices, public schools, official operations and dormitories.
- Public use property:
National property used for public facilities directly offered by the nation.
- Enterprises property:
National property used by state-owned enterprises.

(2) Non-public use property

All national properties aside from public use property is non-public use property which may be benefited or disposed.

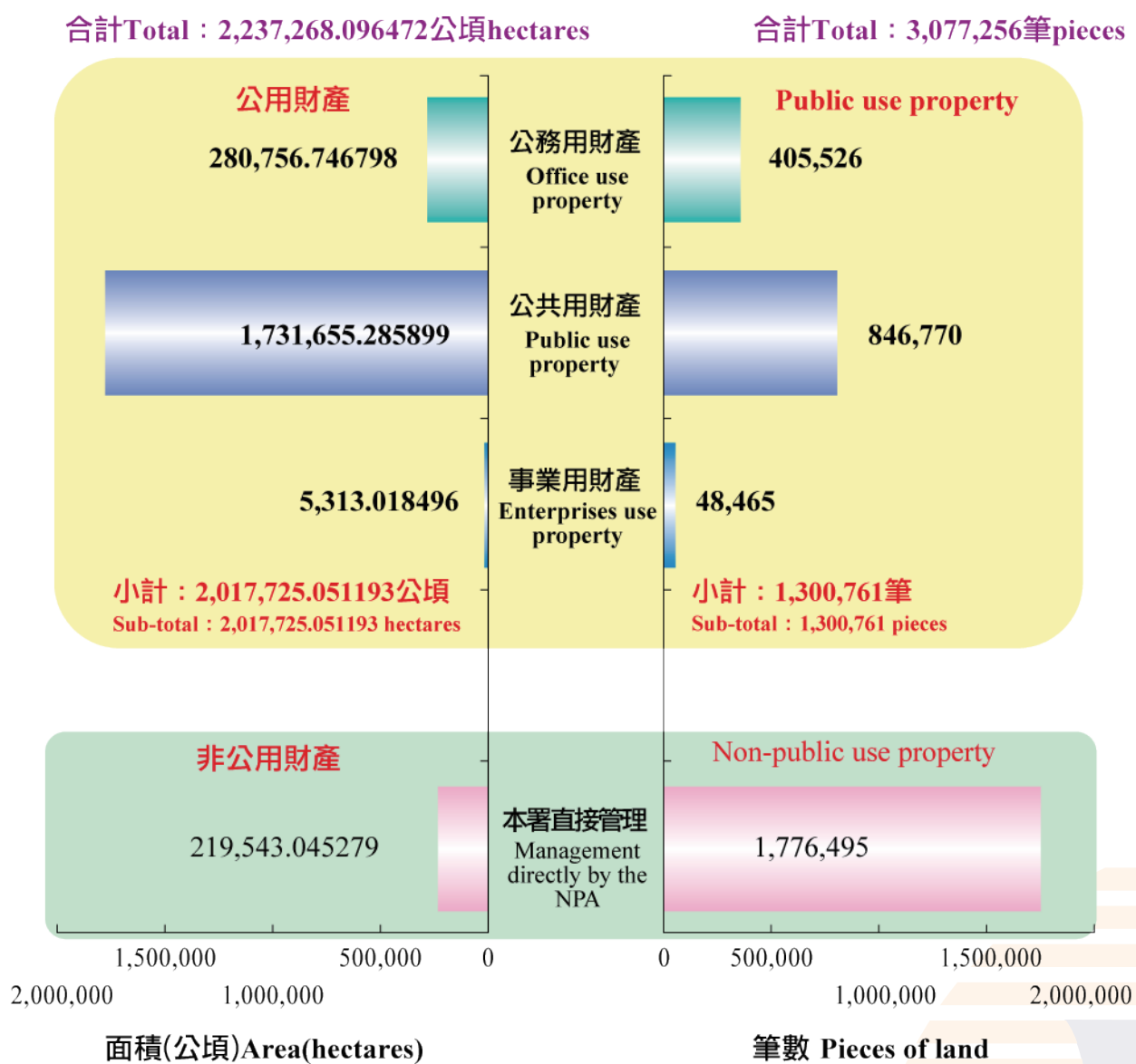


圖 3-1 國有土地數量 Chart 3-1 Quantity of national land

附註 Note : 1. 公用財產管理機關為各直接使用機關。

Official use land is used by government organizations directly

2. 非公用財產管理機關為本署。

合計Total : 52,142億元100 million

占總值百分比Percentage of grand total : %

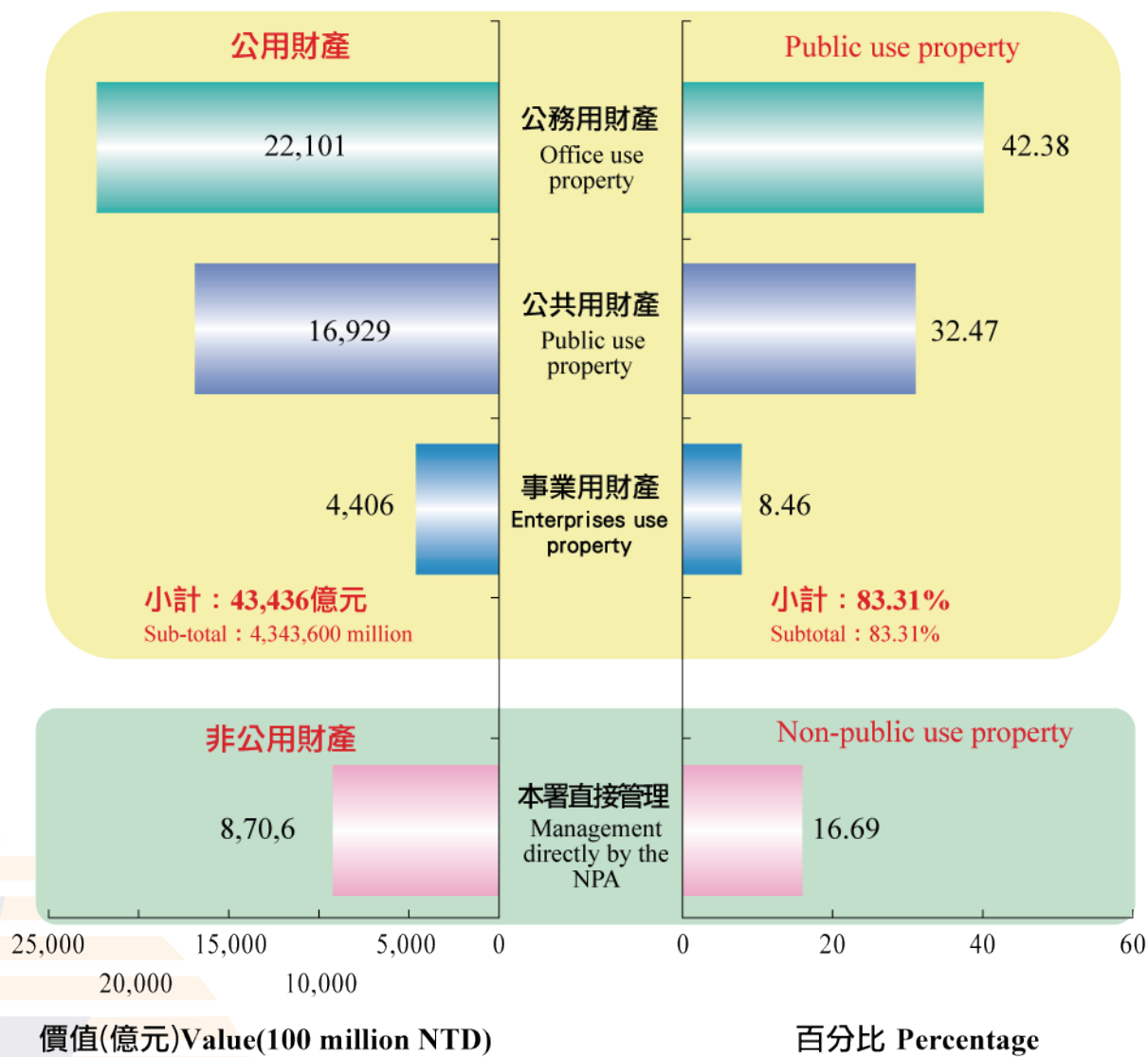


圖 3-2 國有土地價值 Chart 3-2 Value of national land

肆、業務概況

一、國有財產接管登記

(一) 國有財產之接管、登記及勘查、分割

1. 接管及登記

原由各機關經管之國有非公用財產，或原為公用財產經奉准變更為非公用之國有財產，均須予以接管，並辦理管理機關變更登記；又本署清查之各項未登記土地，亦須辦理測量登記，以便利管理。另國營事業機構減資繳庫之國有財產及無人承認繼承遺產，亦需接管，應辦理國有登記。

2. 勘查及分割

新接管之土地及受理申租、申購、撥用等申請使用案件，均應派員實地勘查，以明瞭其使用狀況，並視需要辦理分割，以利管理及處分。

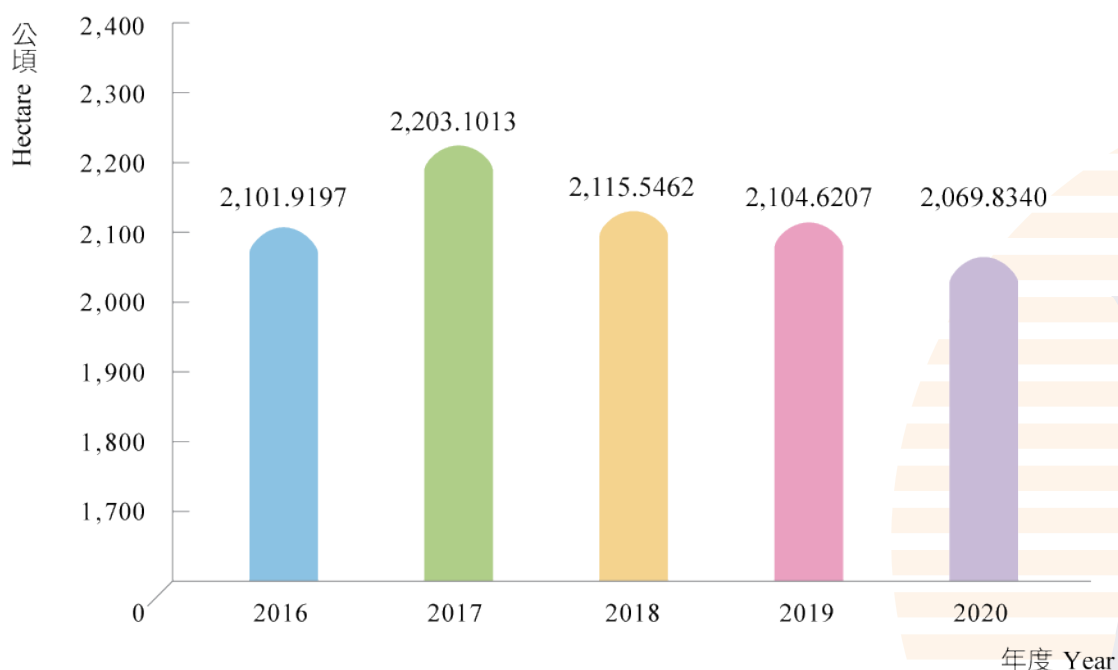


圖 4-1 最近 5 年接管土地面積 Chart 4-1 Area of land taken over in the past 5 years

Current operations

Take over and registration of national property

(1) Take over, registration, survey and partition of national property

- Take over and registration

The non-public use national property managed by various organizations directly or the non-public use national property transferred from public use property upon approval should be taken over directly. The registration of the change of management authority should be done. The NPA should survey all unregistered land, which should be registered to facilitate management. In addition, the national property or property with unacknowledged succession obtained from divestment of or treasury transfers by state-owned enterprises should be taken over and registered as national property.

- Survey and partition

Regarding the acceptance for leasing, application for purchase, appropriation, and other use cases, the NPA should assign staff to survey the site to understand its conditions and conduct partition of land when necessary to facilitate management and disposition.



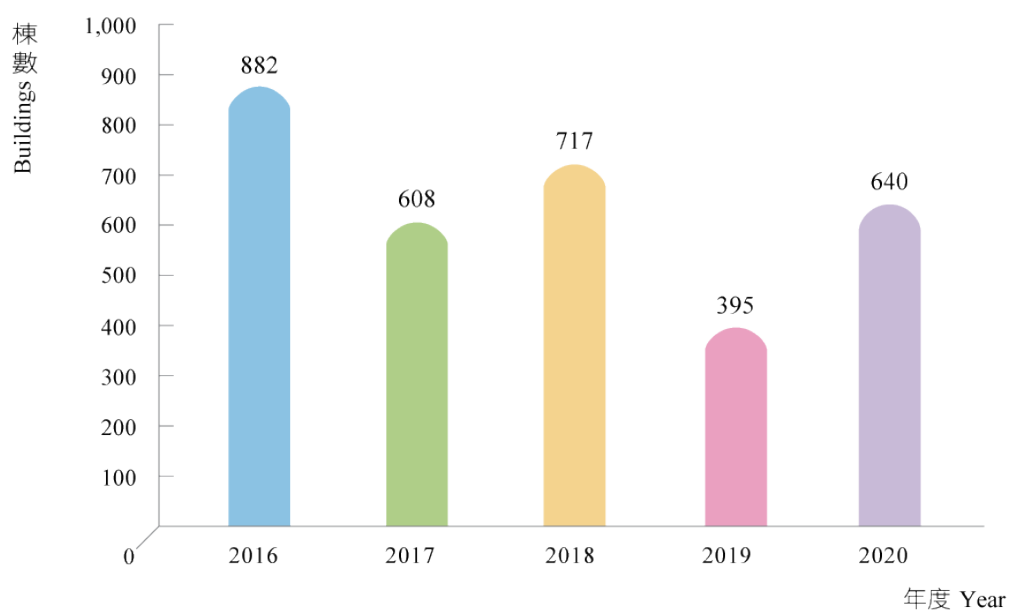


圖 4-2 最近 5 年接管房屋棟數

Chart 4-2 Number of premises taken over in the past 5 years

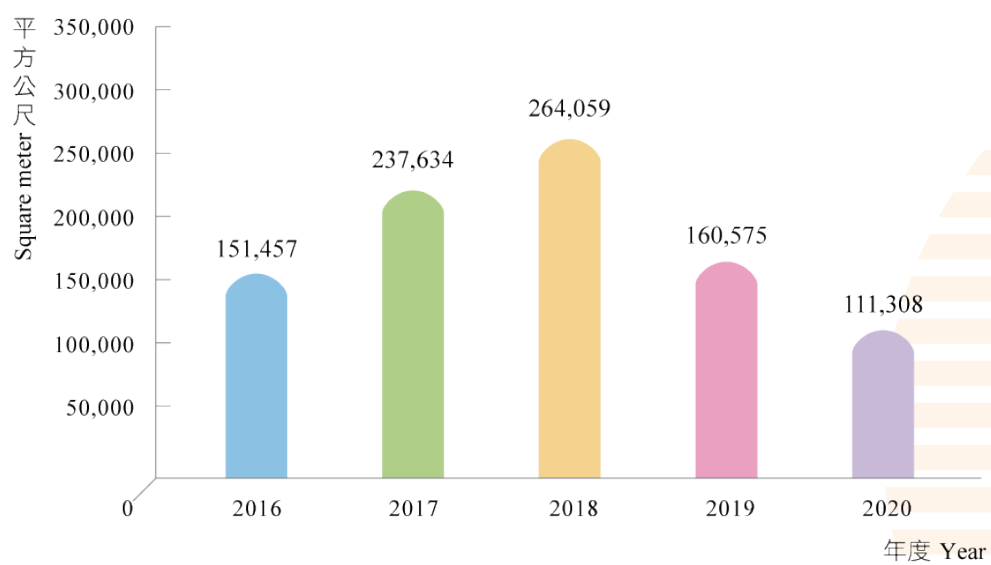


圖 4-3 最近 5 年接管房屋面積

Chart 4-3 Area of premises taken over in the past 5 years

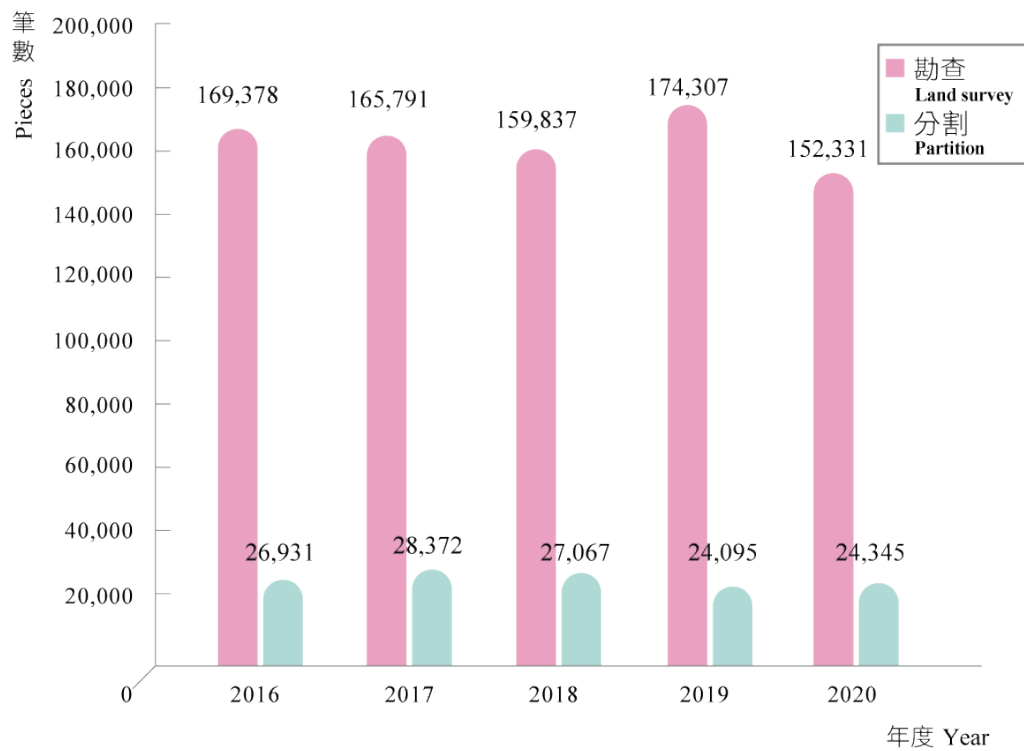


圖 4-4 最近 5 年辦理勘查、分割土地數量
Chart 4-4 Land surveyed and partitioned in the past 5 years

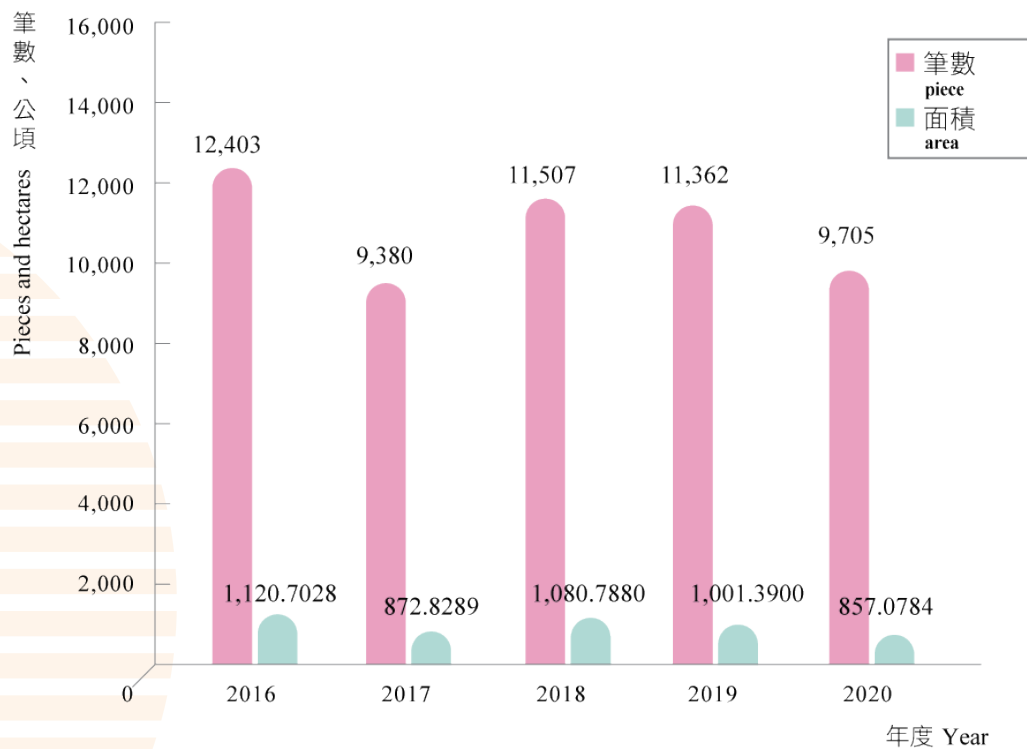


圖 4-5 最近 5 年未登記土地測量及登記數量
Chart 4-5 Unregistered land surveyed and registered in the past 5 years

(二) 無人承認繼承遺產之代管

因繼承人之有無不明，或先順序之繼承人均拋棄繼承權，或被繼承人死亡絕戶等情況，經法院裁定本署或所屬分署為遺產管理人時，其被繼承人所遺留之財產，應由本署或所屬分署管理。109 年度向法院陳報終結遺產管理人職務 271 案，接管土地 582 筆，面積 5.299508 公頃；房屋 41 棟，面積 67,698.85 平方公尺。

(三) 抵繳遺產稅或贈與稅實物之管理

依遺產及贈與稅法第 30 條規定，遺產稅及贈與稅金額 30 萬元以上者，納稅義務人確有困難不能繳納現金時，得以實物抵繳。同法施行細則第 51 條規定，經主管稽徵機關核准抵繳遺產稅、贈與稅及其他欠稅之實物，應移由本署依國產法等相關規定管理。109 年度本署接管抵稅實物，土地 690 筆 (錄)，面積 19.0209 公頃。

(四) 國有財產產籍資料之管理

凡新接管之國有財產，均應建置財產產籍基本資料。產籍資料建立後，在辦理各項業務中，遇有涉及財產產籍、產帳異動等情事者，業務單位應查註或辦理異動更正，以保持資料確實完整，109 年度完成各項產籍異動登記 323 萬 5,555 筆 (錄)。

(五) 審查國有公用財產異動計畫及編製國有財產總目錄

國有公用財產異動計畫依國產法第 66 條規定，審查下年度國有公用財產異動計畫呈報行政院，及依同法第 69 條規定彙編完成上年度國有財產總目錄，陳報行政院彙入中央政府總決算。

(2) Entrusted management of unacknowledged succession

Where, upon the opening of the succession, it is not clear whether or not there is an heir, or where all the heirs in the same priority waive their rights to the inheritance or there is no heir in the subsequent priority because of death, the NPA or NPA branch office shall become the manager of the property, and the property left by the deceased will be managed by the NPA or branch offices. In 2020, 271 cases of managing the ending of succession were reported to the court, resulting in the takeover of 582 pieces of land with the area of 5.299508 hectares and 41 buildings with the area of 67,698.85 square meters.

(3) Payment in kind – the management of estate and gift tax

According to Article 30 of the Estate and Gift Tax Act, in cases where the estate tax or gift tax payable amounts to \$300,000 or more, and the taxpayer has difficulty paying the full amount in cash, the taxpayer may apply for permission to pay the deficient part of the tax in full by surrendering the taxed property. According to Article 51 of the Enforcement Rules of the Estate and Gift Tax Act, the properties approved by the authorities as estate or gift tax payment should be transferred under the management of the NPA in accordance with the National Property Act and related regulations. In 2020, payment in kind taken over by the NPA included 690 pieces (entries) of land with an area of 19.0209 hectares.

(4) The management of national property cadastral data

Regarding newly obtained national property, basic property cadastral data should be established. After establishing property cadastration, the operating agency should investigate and rectify any modification in property cadastration and property account to maintain the data's completeness. In 2020, a total of 3,235,555 pieces (entries) property cadastral modification were completed.

(5) Audit the modification plan for national property and compile national property catalog

According to Article 66 of the National Property Act, it was necessary to audit the next year modification plan for national property and turn the results to the Executive Yuan. According to Article 69 of the same Act, it was necessary to complete the last year master catalog and submit it to the Executive Yuan to be assembled into a general final annual accounts of the Central Government.

二、國有非公用不動產管理

(一) 撥用

各級政府機關因公務或公共用途，需用國有非公用不動產，得層報行政院核准撥用，其程序經行政院授權財政部代擬代判院稿核定。本署為促進國家建設，積極檢討簡化申撥作業，協助機關加速撥用所需國有不動產。

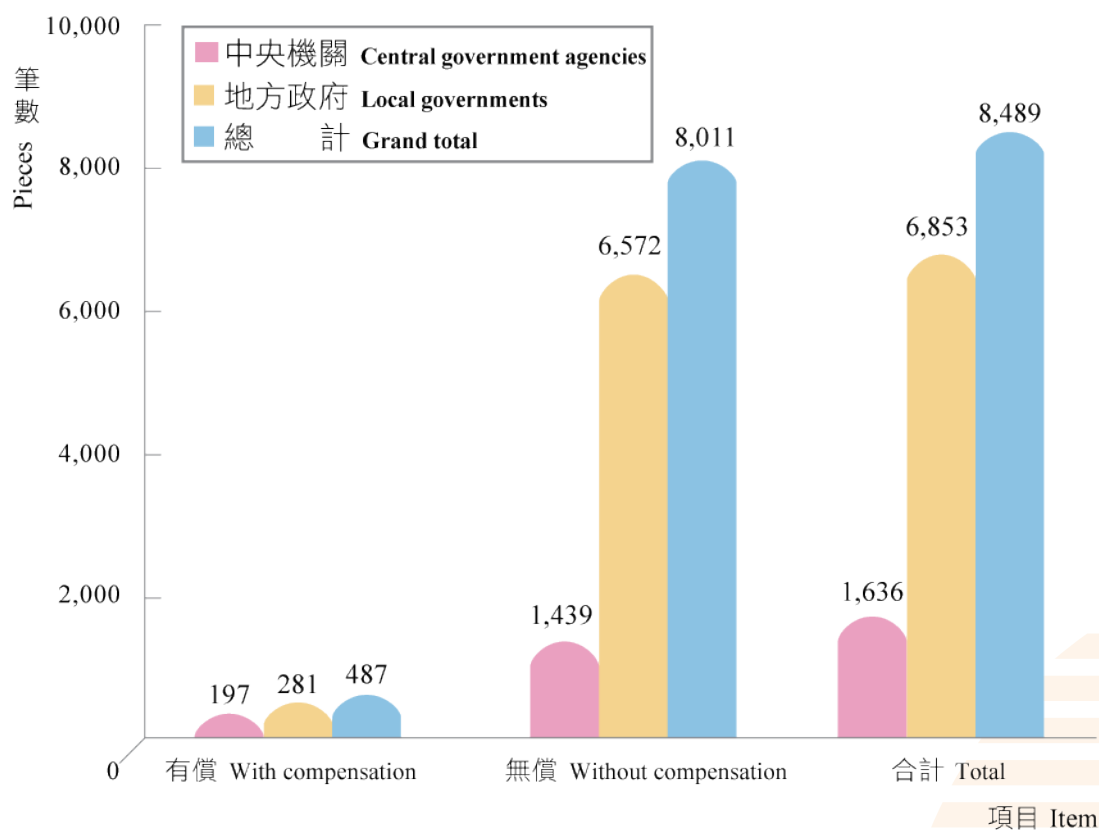


圖 4-6 109 年度各級政府有償、無償撥用土地筆數

Chart 4-6 Quantity of land appropriated with compensation and without compensation by all levels of government in 2020

註 Note：無償撥用統計數據含會同辦理管理機關變更登記。

Statistics of land appropriation without compensation includes registration of change of administration jointly applied

Management of national non-public use real estate

(1) Appropriation

When government authorities need to use national non-public use real estate for official or public use, applications must be submitted to the Executive Yuan for approval. After the procedure is approved by the Executive Yuan, the MOF would be authorized to grant approval to the proposal. To promote national construction, the application and appropriation operations would be reviewed and simplified to speed up the appropriation of the national real estate needed.



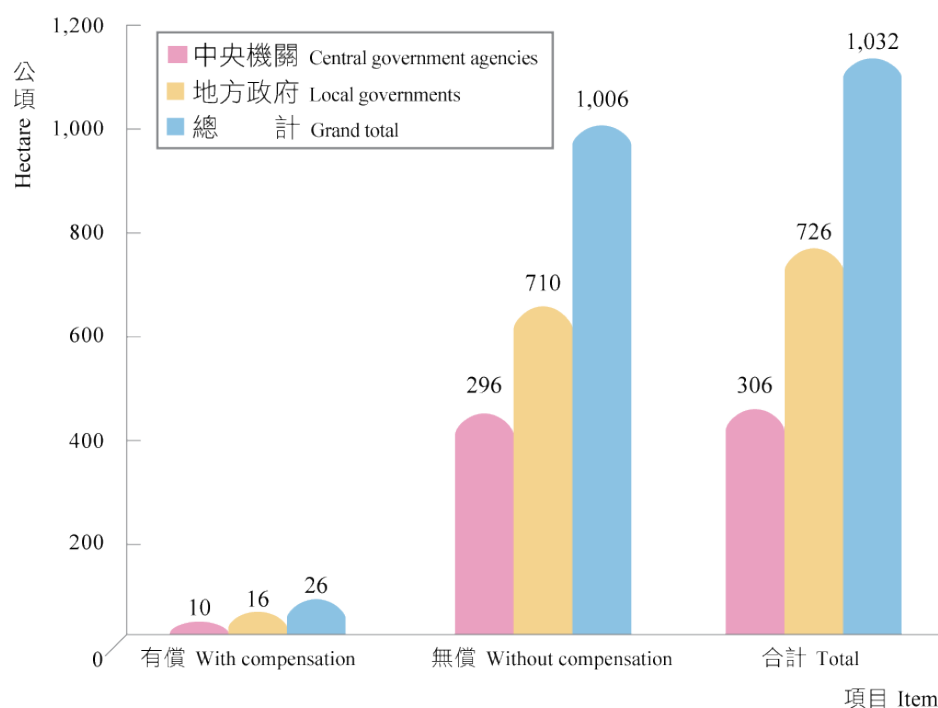


圖 4-7 109 年度各級政府有償、無償撥用土地面積

Chart 4-7 Area of land appropriated with compensation and without compensation by all levels of government in 2020

註 Note：無償撥用統計數據含會同辦理管理機關變更登記。

Statistics of land appropriation without compensation includes registration of change of administration Jointly applied

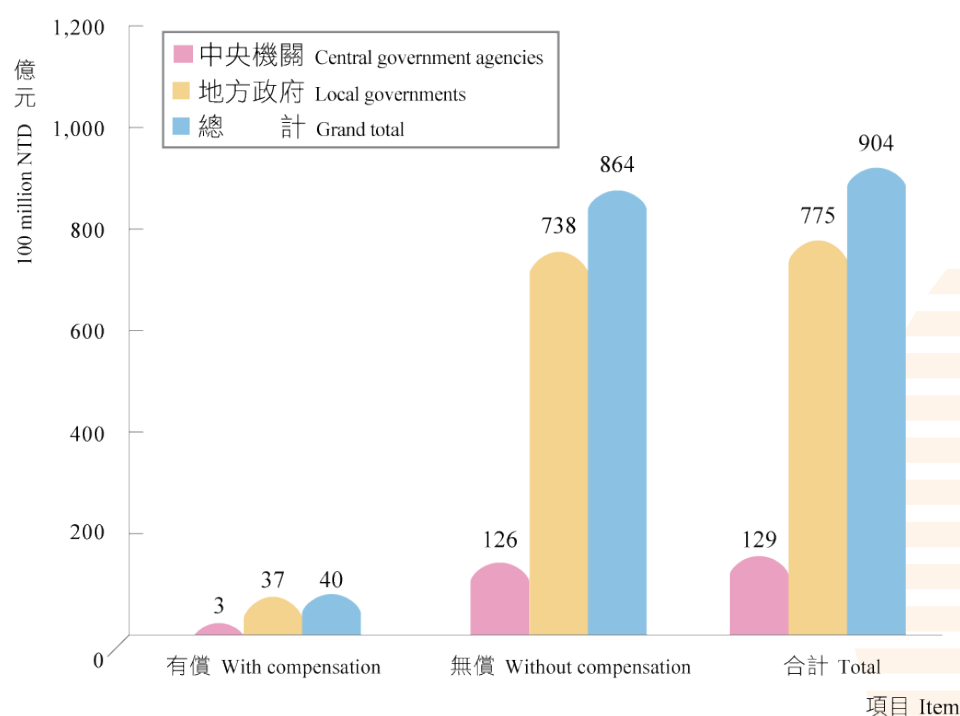


圖 4-8 109 年度各級政府有償、無償撥用土地價值

Chart 4-8 Value of land appropriated with compensation and without compensation by all levels of government in 2020

註 Note：無償撥用統計數據含會同辦理管理機關變更登記。

Statistics of land appropriation without compensation includes registration of change of administration Jointly applied

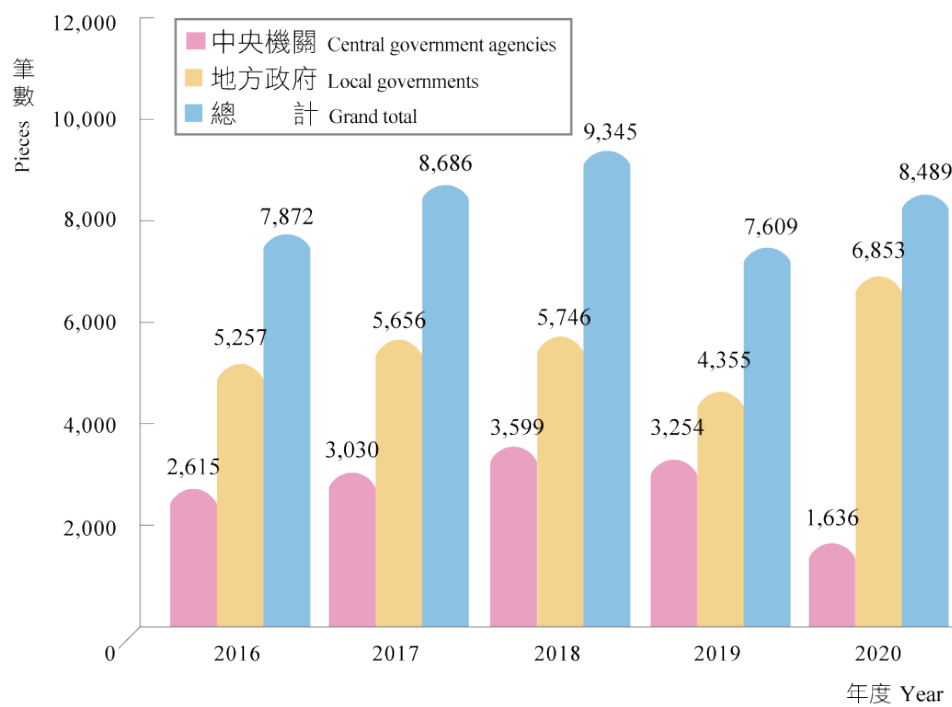


圖 4-9 最近 5 年各級政府機關撥用國有土地筆數
Chart 4-9 Quantity of national land appropriated by all levels of government in the past 5 years

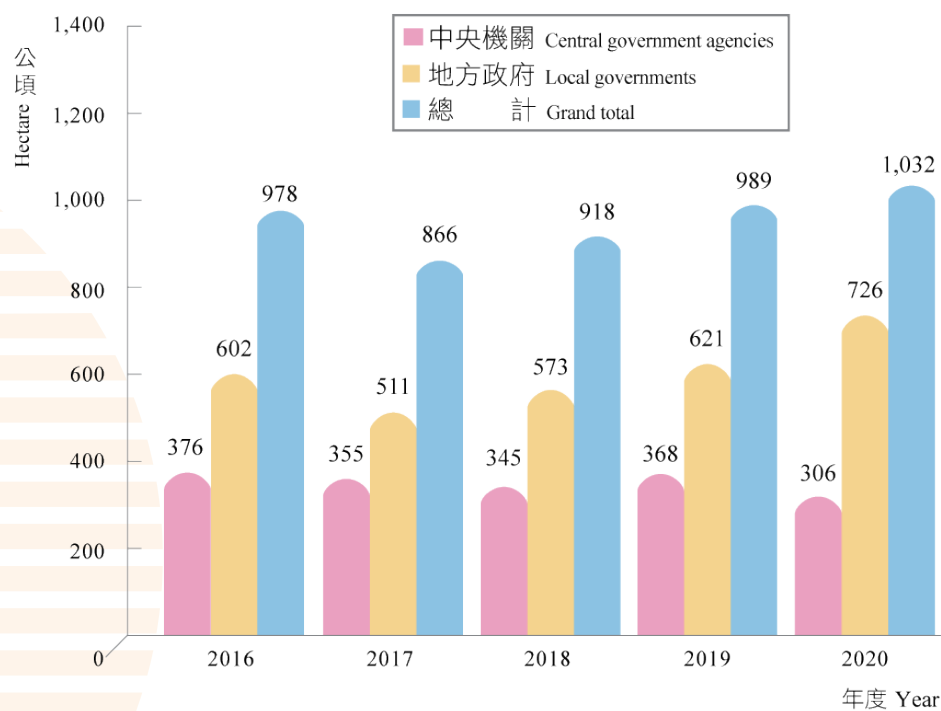


圖 4-10 最近 5 年各級政府機關撥用國有土地面積
Chart 4-10 Area of national land appropriated by all levels of government in the past 5 years

(二) 出租

1. 依國產法第 42 條規定，國有非公用財產類之不動產得以標租方式辦理。但原有租賃期限屆滿未逾 6 個月者，或民國 82 年 7 月 21 日前已實際使用，並願繳清歷年使用補償金者，或依法得讓售者，得逕予出租；又非公用財產類之不動產依法已為不定期租賃關係者，應於規定期限內訂定書面契約。本署管理之國有非公用不動產合於上開規定者，除有政策或其他法令限制外，均依承租人意願辦理出租。
2. 依國產法第 43 條第 3 項規定，國有非公用財產類之不動產租金率，依有關土地法律規定；土地法律未規定者，由財政部斟酌實際情形擬訂，報請行政院核定之。但以標租方式出租或出租係供作營利使用者，其租金得不受有關土地法律規定之限制。本署辦理出租之國有非公用房地，目前租金率，基地按土地申報地價年息 5% 計算；房屋按課稅現值年息 10% 計算；其他耕、養、林、礦等土地之租金，亦有其一定計算標準。另國有耕地及海岸土地，得分別依國產法第 46 條規定訂定之「國有耕地放租實施辦法」及「國有非公用海岸土地放租辦法」規定辦理放租。109 年出租 33 萬 2,601 筆 (錄)、7 萬 3,083.7 公頃，收取租金 (含使用補償金)44 億 4,121 萬餘元。

(2) For Lease

- According to Article 42 of the National Property Act, the non-public use real estate shall be leased by tendering. However, the following items may be leased directly: those whose original lease has expired within 6 months, those who have utilized the real estate in deed before July 21, 1993 and are willing to pay the compensation for the occupying period, and those who have been purchased by law. If the leasehold relation of the non-public use real estate has become non-periodic by law, a written covenant should be instituted within the stipulated period. The non-public use national real estate managed by the NPA according to the above mentioned regulations, other than limited by policies or other regulations, will be leased depending on the tenant's intention.
- According to Paragraph 3, Article 43 of the National Property Act, the rent of the non-public use real estate is determined by the relevant Land Acts; for such matters not specified in Land Acts, shall be prescribed by the MOF referring to the actual situation and then submitted to the Executive Yuan for approval. However, in cases of lease by tendering or for business, the rent shall not be applied to the relevant Land Acts. According to current rental rates, the leasing of national non-public use premises by the NPA for building lots are calculated at 5% annual interest of the declared land value; the rent for houses are calculated at 10% annual interest of the taxing current value. The rent of other lands used for farming, cultivation, forestry, mining, and others are calculated at a prescribed standard. National farmland and coastland are leased in accordance with the "Regulations of Leasing National Farmland" and "Regulations of Leasing National Non-public Use Coastland" as stipulated in Article 46 of the National Property Act. In 2020, about 4.44121 billion NTD of rent (including compensation) was earned from 332,601 pieces (entries) of land with the area of about 73,083.7 hectares for lease.

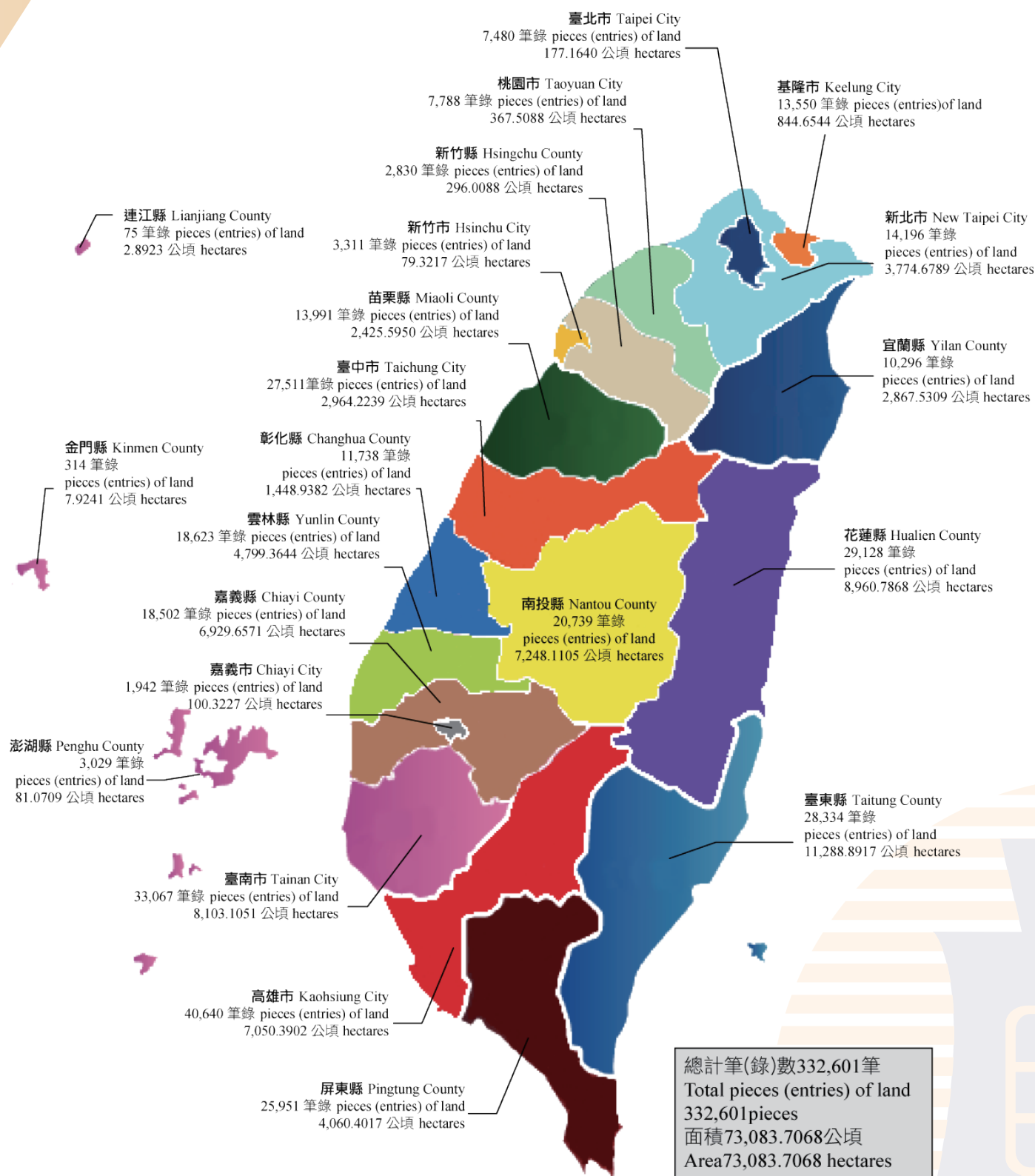


圖 4-11 本署管理出租國有土地

Chart 4-11 National land leased under the management of the NPA

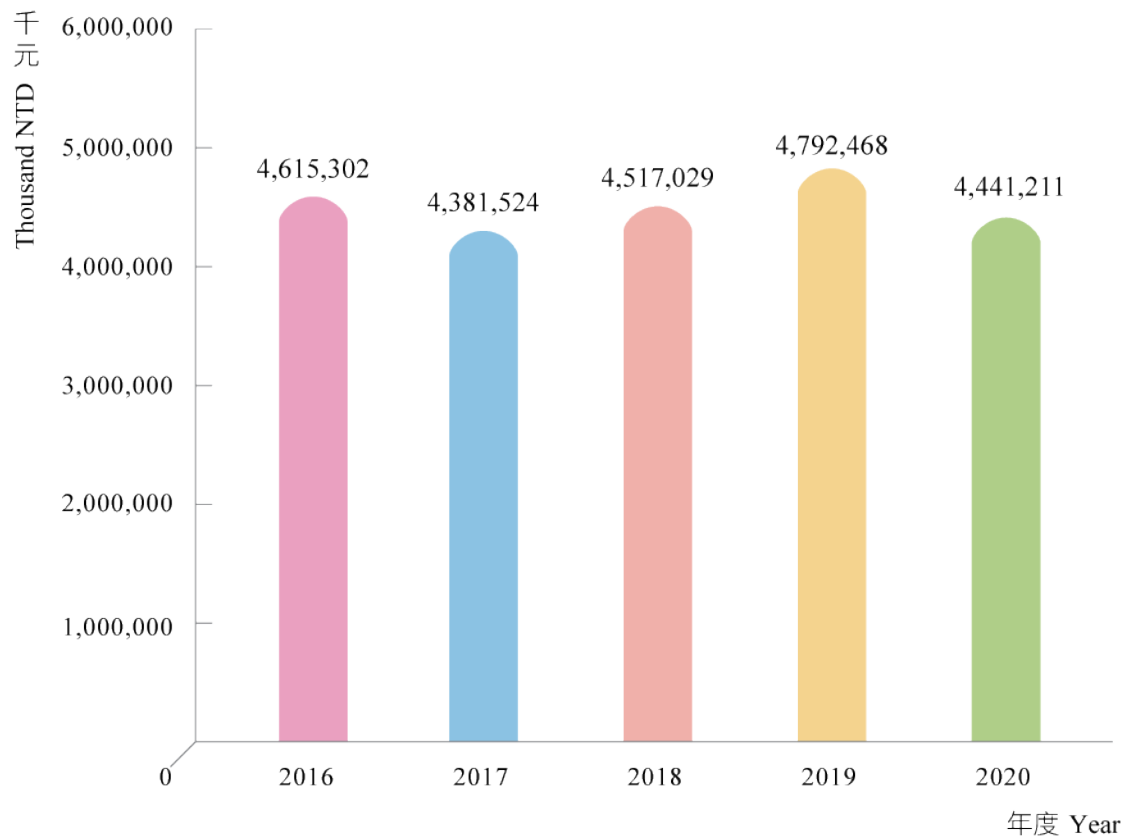


圖 4-12 最近 5 年國有非公用財產租金收入

Chart 4-12 Rent income earned from the national non-public use in the past 5 years

附註 Note : 1. 包含使用補償金 Including compensation for occupancy

2. 租金收入為年度決算數 Rent income is the annual final statement

(三) 處理被占用

1. 對被占用之國有非公用土地，其符合國產法及相關法令規定者，得以撥用、出租、讓售、專案讓售、視為空地標售、現狀標售或委託經營等方式處理；至無法依上開方式處理之被占用土地，則通知占用人自行拆除或騰空返還，並得依「1. 違反相關法律或使用管制者，通知或協調主管機關依法處理 2. 以民事訴訟排除 3. 依刑法第 320 條、第 349 條規定移請地方警察機關偵辦或逕向檢察機關告訴。占用情形影響國土保安或公共安全者，優先移送。」方式處理。在未依法處理完成前，向占用人追溯收取使用補償金。109 年度處理被占用之國有土地 3 萬 2,133 筆、面積 4,365 公頃，及向占用人追溯收取使用補償金 10 億 7,976 萬餘元。
2. 為積極處理被占用國有非公用土地，本署積極執行行政院核定之「被占用國有非公用不動產加強清理第二期計畫」，並參與內政部「國土利用監測整合作業」，及自 103 年起加入經濟部礦務局「網路傳輸盜濫採航照及衛星影像與資料即時通報系統」，以衛星監測國有土地變異情形，並自 107 年起逐步建置「3G 或 4G 行動網路傳輸進行攝影」方式監控國有非公用土地等，運用高科技查察占用情形，及 108 年盤整各類國有非公用土地管理情形，統合各分署應巡查管理之土地項目，強化國有土地管理績效。

(3) Handling of occupancy

- Occupied national non-public use land that comply with related laws and regulations can be handled in the means of appropriation, leasing, selling, selling by special case, tender leasing as empty land, selling by contract at current conditions, and consigned operation. Regarding occupied land that cannot be handled with the abovementioned means, the occupants will be informed to demolish the premises themselves and return the vacated land, and shall be handled with the following means: “1. For those who violate related laws or land-use control, authorities will be informed or coordinated to handle the cases according to the law. 2. Settle with civil procedure. 3. According to Article 320 and 349 of Criminal Act, report to the police or file a lawsuit directly at the prosecutor’s office. If the conditions of occupancy affect national land security or public safety, occupants will be prosecuted in priority.” Before the case is settled, compensation will be charged from the occupant. In 2020, 32,133 pieces with the area of 4,365 hectares of occupied land were handled. Compensation at the value of 1.07976 billion NTD was collected from the occupants.
- To handle occupied national non-public use land actively, the NPA administers the “Phase II Plan for Strengthening Clean-Up of Occupied National Non-public Use Real Estate” and participates in the “National land survey and integration operation” of the Ministry of Interior. Since 2014, the NPA has joined the “Network transmission of unlawful extraction and GPS images and real time report system” to monitor the changes of national land with satellites. The NPA has gradually established the high-tech method of “3G or 4G mobile network transmission for taking pictures” to monitor the occupancy of national non-public use land since 2018, and reviewed thoroughly the management of various types of national non-public use land, compiled the land items that should be inspected and managed by each Branch, and strengthened management performance of national land in 2019.

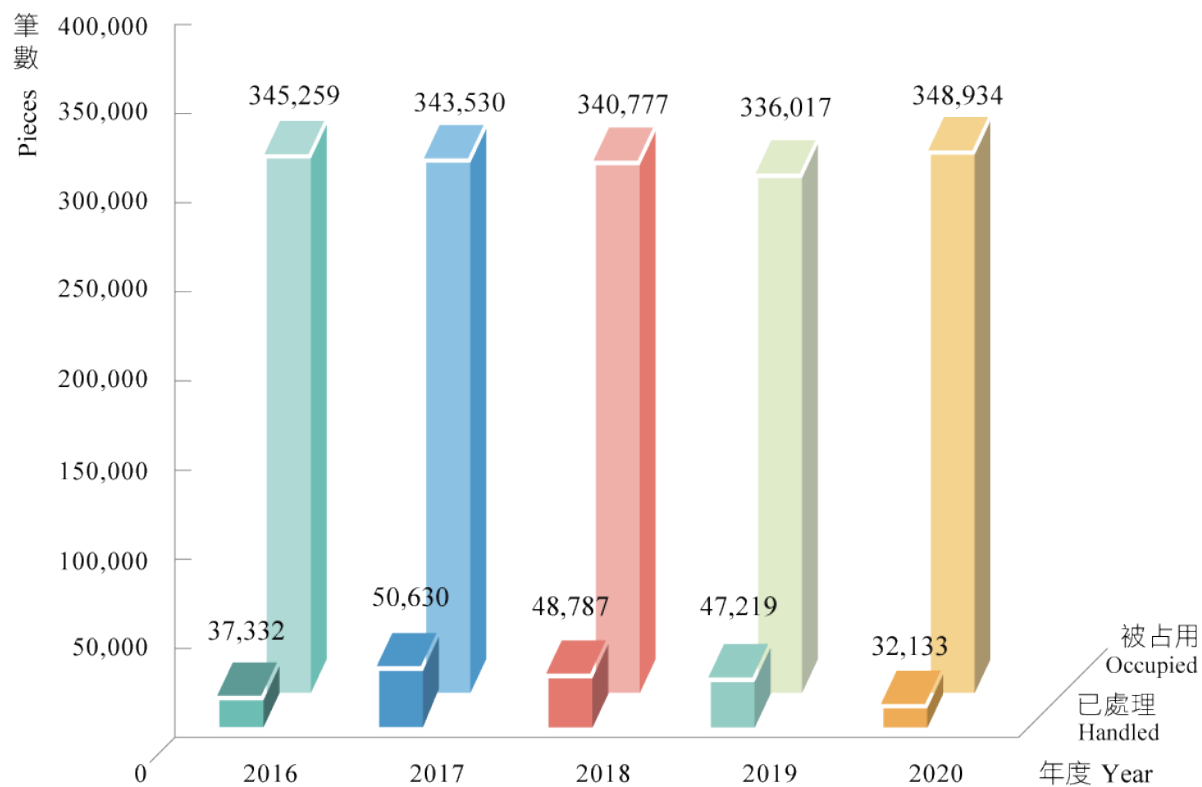


圖 4-13 最近 5 年被占用及處理被占用國有非公用土地筆數
Chart 4-13 Quantity of occupied and handling of occupied national land in the past 5 years

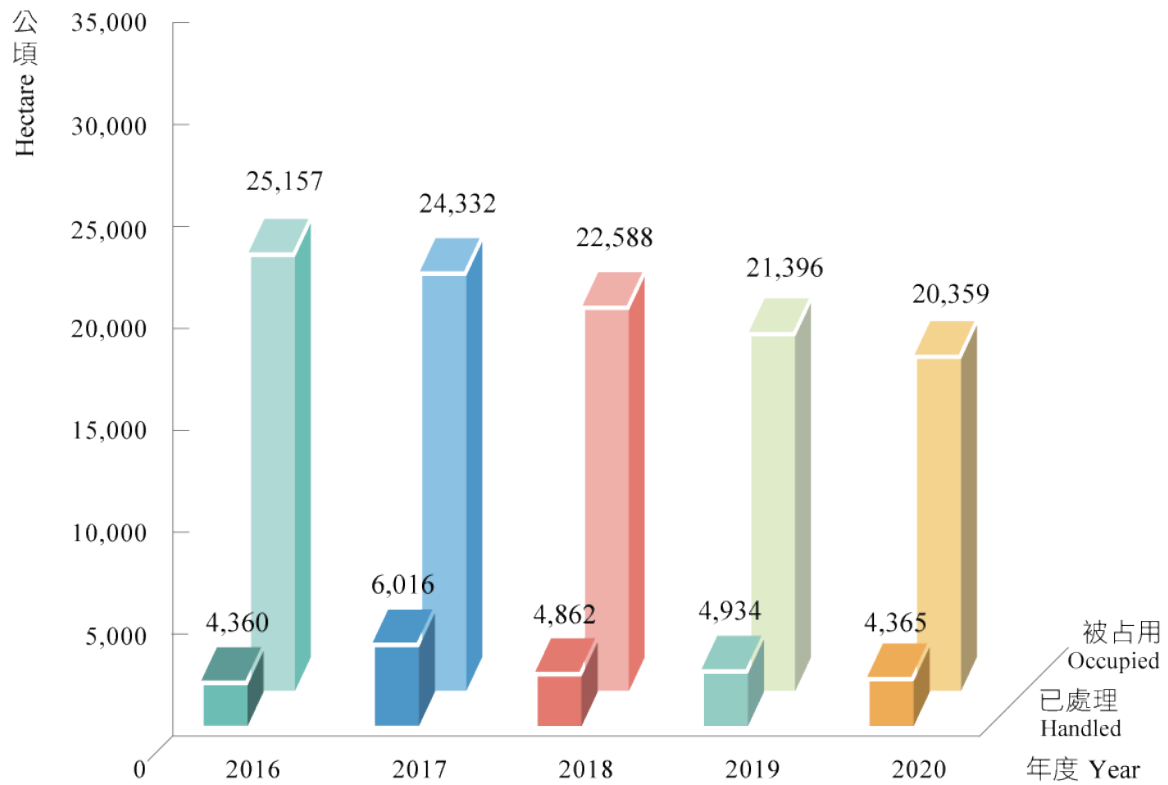


圖 4-14 最近 5 年被占用及處理被占用國有非公用土地面積

Chart 4-14 Area of occupied and handling of occupied national non-public use land in the past 5 years

(四) 委託管理

1. 依國產法第 13 條規定，財政部視國有財產實際情況之需要，得委託地方政府或適當機構代為管理。本署早期就宜農牧、宜林地及抵稅公共設施用地等委託所在縣市政府管理，惟各縣市政府限於人力及經費不足，代管意願低落，其管理績效不彰，被占用情形嚴重。故於 86 年間，除列入擬放領之土地，繼續由縣市政府代管外，其餘土地全面終止委託，收回自行管理。
2. 目前各地方政府對轄區內閒置空地之環境維護極為重視，國有土地之管理有必要予以配合，為節省管理人力、經費及提升土地利用價值，並避免被占用及髒亂，以收美化環境之效，簽奉財政部核准，就無處分或利用計畫之國有土地，地方政府或適當機構有意願於地上施以綠美化者，得以不支付管理費用方式委託管理。另為因應文化資產保存法及水庫管理等需要，已分別報奉財政部同意委託管理。截至 109 年，委託地方政府或適當機構管理案件有 3 萬 2,559 筆土地，面積 3,467 公頃。

(五) 國有林地移交林務局接管

1. 落實「林務、林政一元化」政策，行政院核定本署經管國有林地移交林務機關接管。
2. 截至 109 年，完成移交林務局接管林地 6 萬 4,577 筆、面積 5 萬 6,503 公頃。
3. 國有林地移交林務局接管已納入經常性業務，持續辦理，以落實政策。

(4) Entrusted Management

- According to Article 13 of the National Property Act, “depending on the actual situation, the MOF shall entrust local government or proper institution to manage non-public use national property.” The NPA has long entrusted city and county governments to manage lands suitable for farming, forestry or land reserved for public facilities which are the payment in kind. However, due to insufficient human resources and funds in city and county governments, they are shown to have low intention of consigned operations, resulting in the dissatisfactory outcomes and serious instances of unlawful occupancy. In 1997, other than the listed granted land that will be entrusted and managed by city and county governments, the entrustment of all other land should be terminated and taken back for management by the NPA.
- Now local governments pay much attention to environmental protection of idle lands in their regions. Cooperation should be given to the management of national land. To save human resources and funds, promote the use value of the land, and avoid occupancy and disorderly appearances, the NPA has written for the approval of the MOF to allow for the consignment of lands without disposition or plan for use, to be used for beautification of the environment. If local governments or appropriate agencies intend to use the land for greenifying or beautifying purposes, no management fees will be charged. Due to the requirements of the Cultural Heritage Preservation Act, and reservoir management, requests were forwarded to the MOF for consigned operation. By the end of 2020, 32,559 pieces of land with a total area of 3,467 hectares were consigned operation.

(5) Transfer national forest to the Forestry Bureau to take over the land

- To consolidate the policy of “Unitization of forestry and forest administration,” the Executive Yuan approved the NPA to transfer national forests to forestry organizations for better management of the land.
- By the end of 2020, 64,577 pieces of land with an area of 56,503 hectares were transferred to the Forestry Bureau.
- The transferal of national forests to the Forestry Bureau has become a routine operation. It will continue to be conducted for full implementation of the policy.

三、國有非公用不動產處理

(一) 國有非公用土地之出售

為促進土地利用、減輕管理負擔並增裕國庫收入，處理無保留公用或自行開發利用之國有非公用土地，並分別以下列方式辦理出售：

1. 讓售：

依國產法第 49 條、第 50 條、第 51 條、第 52 條、第 52 條之 2 等規定辦理。其中第 52 條之 2 係民國 35 年 12 月 31 日前已供建築、居住使用迄今之國有非公用土地，其直接使用人得於 104 年 1 月 13 日前申請讓售，其核准讓售面積在 500 平方公尺以內部分，得按第 1 次公告土地現值計價之規定（該類讓售案件受理期已屆滿不再受理申請）。

2. 專案讓售：

依國產法第 52 條之 1 規定，非公用財產類之不動產，有以下情形如：使用他人土地之國有房屋、原屬國有房屋業已出售，其尚未併售之建築基地、共有不動產之國有持分、獲准整體開發範圍內之國有不動產、非屬公墓而其地目為「墓」並有墳墓之土地、使用情形或位置情形特殊者，得專案報經財政部核准讓售。

3. 標售：

依國產法第 53 條規定，非公用財產類之空屋、空地，並無預定用途，面積未達 1,650 平方公尺者，得予標售，面積在 1,650 平方公尺以上者，不得標售。

Disposition of national non-public use land

(1) The sale of national non-public use land

To promote land utilization, reduce management burdens, and increase the income of national treasury, the sale of national non-public use land not reserved for public use or self-development shall be conducted in the following ways:

- For sale:

The land will be handled according to Articles 49, 50, 51, 52, and 52-2 of the National Property Act. According to Paragraph 2, Article 52, the nonpublic use real estate that has been used for building and dwelling since Dec. 31, 1946 until now, the user shall, before Jan. 13, 2015, submit the relevant documents and apply for sale to the NPA or its branches. When the application is approved, the land shall be valued based on the first announced land current value if its area is less than 500 square meters. (The for-sale case is no longer accepted because of the expiration of the deadline.)

- For sale by special case

According to Article 52-1 of the National Property Act, the non-public use real estate shall be reported to the MOF for approval to sell specifically in case of any of the following situations:

- * The national house occupying private lands.
- * The national house has been sold, however, the building lot has not.
- * The national portion of the joint ownership of real estate.
- * National real estate within the scope of obtaining the whole development permission.
- * The land category is a “grave” with tombs on it but does not belong to the cemetery.
- * Others not included in the proceeding five sub-paragraphs have special use situations and locations.

The non-public use real estate shall be approved by the Executive Yuan for special sale.”

- For sale by tender:

According to Article 53 of the National Property Act, non-public use vacant house, land with no specific use and its area is less than 1,650 square meters shall be sold by public tendering by the NPA, MOF. If its area is 1,650 square meters or more, it shall not be sold by public tendering.

4. 現狀標售：

依國產法第 54 條第 2 項規定，經財政部核准按現狀接管處理、接管時已有墳墓或已作墓地使用、使用情形複雜，短期內無法騰空標售，且因情形特殊，急待處理之非公用財產類不動產，得經財政部核准辦理現狀標售。

(二) 國有非公用土地之交換

依國產法第 52 條之 1 第 3 項規定，非公用財產類之不動產，為提高利用價值，得專案報經財政部核准與他人所有之不動產交換所有權。國有土地因地形狹長、零星分散、與私有土地夾雜或地籍線曲折不整，經交換後可集中坵塊、地形較為方整，得作更有效之規劃利用。

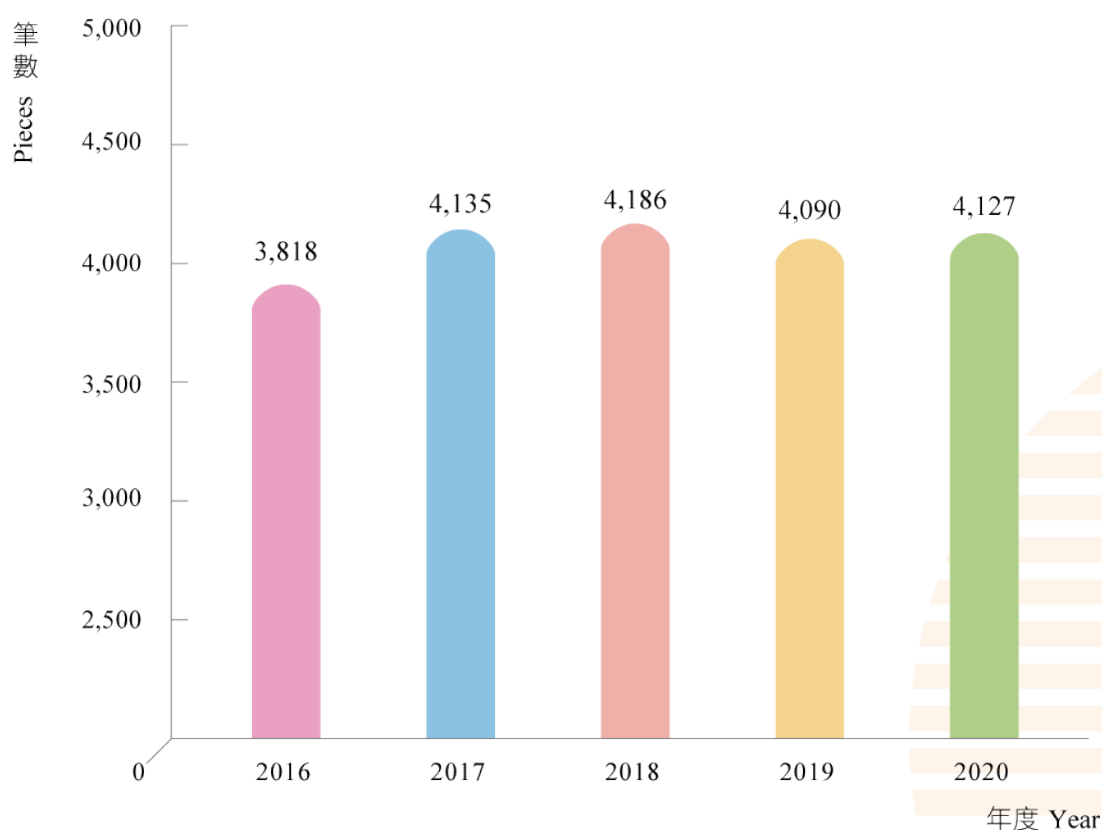


圖 4-15 最近 5 年有償處分國有非公用土地筆數

Chart 4-15 Quantity of national non-public use land disposed with compensation in the past 5 years

- For sale by tendering under current conditions

According to Paragraph 2, Article 54 of the National Property Act, in case of any of the following situations, the real estate shall be sold by tendering under current situation when approved by the MOF:

- * Approved by the MOF to take over under the current situation.
- * Having graves on or being used as a graveyard when taking over.
- * With complex use, not able to be vacated and sold by tender within a short time and with special situation to be sold urgently.

(2) The exchange of national non-public use land

According to Paragraph 3, Article 52-1 of the National Property Act, “In order to enhance the value of non-public use real estate, the non-public use real estate shall exchange the ownership when owned by others after the specific approval of the MOF. National lands that are long and narrow, scattered around, and adjacent to private land or with irregular land registration line, may be concentrated into parcels upon exchange and allow landform to be regulated for more efficient planning or utilization.



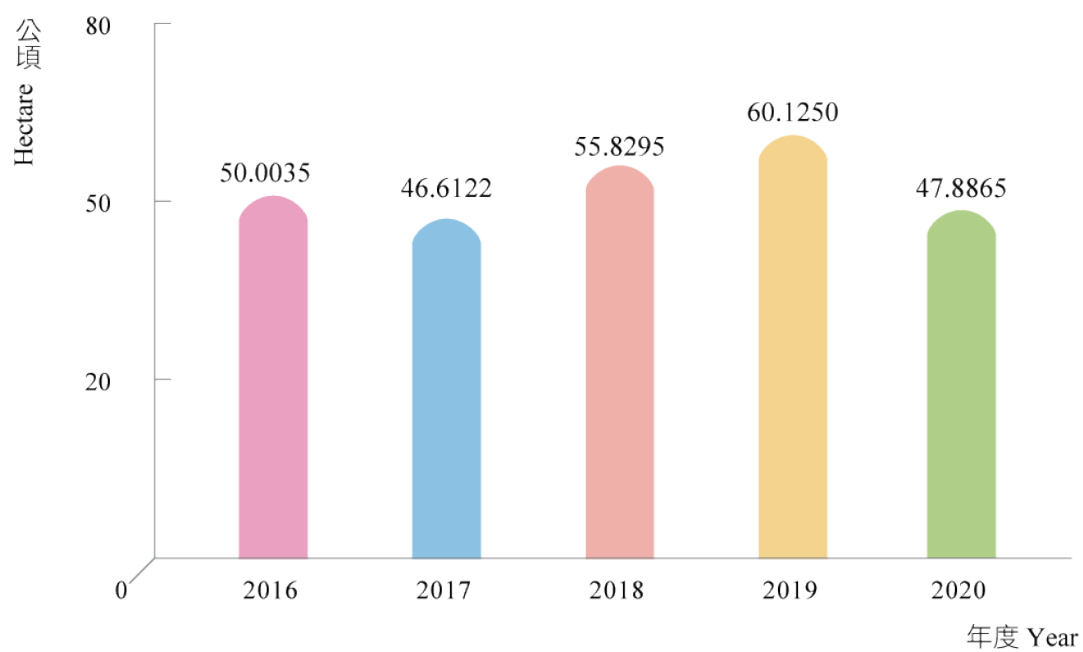


圖 4-16 最近 5 年有償處分國有非公用土地面積

Chart 4-16 Area of national non-public use land disposed with compensation in the past 5 years



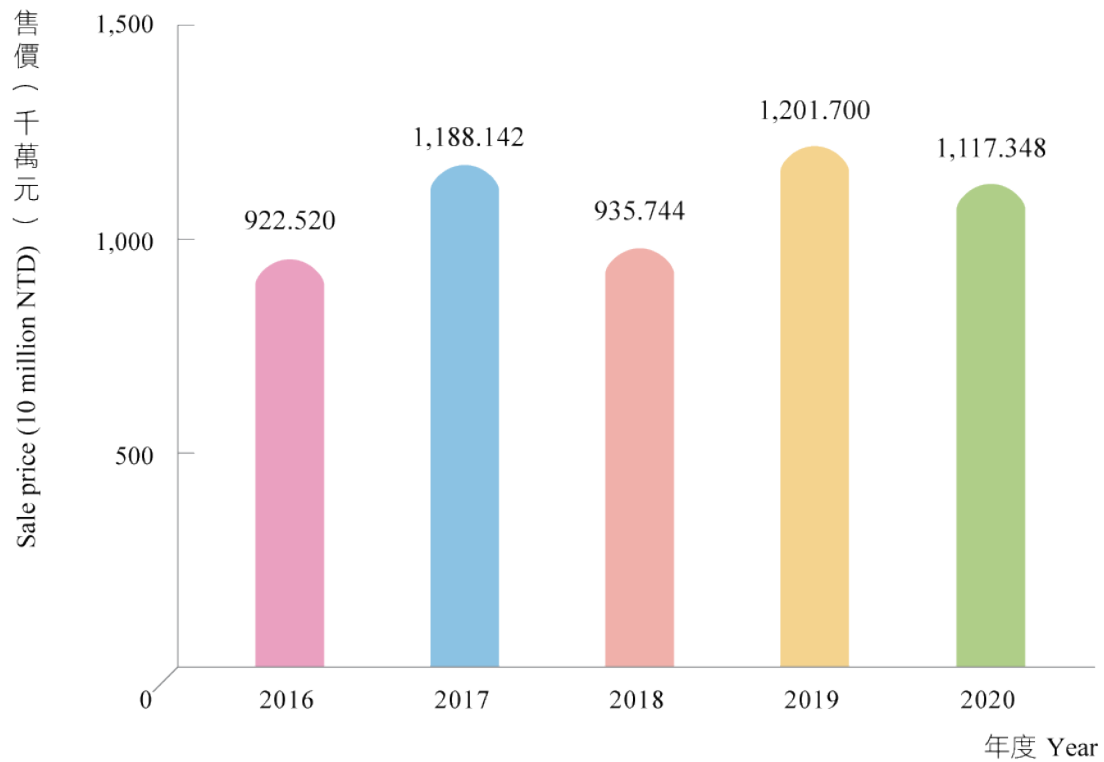
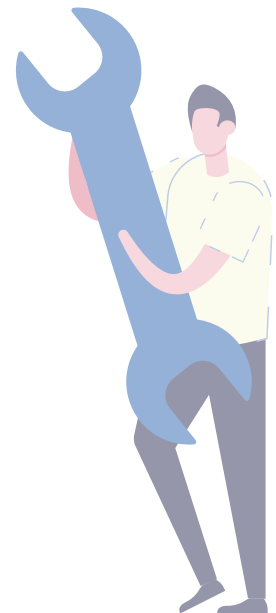


圖 4-17 最近 5 年有償處分國有非公用土地售價

Chart 4-17 Sales price of national non-public use land disposed with compensation in the past 5 years



四、國有非公用不動產改良利用

(一) 委託或自行招商辦理平面式收費臨時停車場

1. 為活化閒置國有土地，協助紓解市區停車需求，財政部 108 年 7 月 15 日核定修正「財政部國有財產署所屬分署委託各級政府機關或公營事業機構利用國有非公用土地辦理平面式收費臨時停車場工作計畫」及「財政部國有財產署所屬分署利用國有土地辦理公開招商合作闢建經營平面式收費臨時路外停車場工作計畫」。
2. 109 年新簽訂停車場契約 38 案，自 92 年至 109 年，簽訂停車場契約且存續中者 127 案。
3. 109 年度收取租金 8,951 萬餘元。

(二) 與各級政府機關(構)辦理改良利用

1. 為利本項業務之办理流程、處理原則等有更明確規範，財政部 103 年 1 月 28 日訂定「財政部國有財產署結合目的事業主管機關辦理國有非公用不動產改良利用作業原則」及本署 103 年 4 月 18 日訂定「財政部國有財產署結合目的事業主管機關辦理國有非公用不動產改良利用之收益分收比例計算方法」，以利本署暨所屬分署及各目的事業主管機關辦理，並因應實務執行，陸續修正規定。
2. 109 年新簽訂改良利用契約 10 案，自 92 年至 109 年，簽訂改良利用契約且存續中者 67 案，其中營運中 33 案、興建及修建中 17 案、招商中 17 案。
3. 109 年度收取權利金及地租(租金)3 億 4,288 萬餘元。

Improvement and re-utilization of national non-public use land

(1) Entrust or self-operation of paid temporary parking lots

- To activate idle national land and help alleviate the demand for parking spaces, the MOF approved and revised “The project of the operations of paid parking lots on non-public national land executed by the government institutions at various levels and government-owned enterprise entrusted by the departments affiliated to the National Property Administration, Ministry of Finance.” and “The project of the utilization of national land to conduct open tender to construct and operate temporary paid roadside parking lots on non-public national land executed by the government institutions at various levels and government-owned enterprise entrusted by the departments affiliated to the National Property Administration, Ministry of Finance” on July 15, 2019.
- In 2020, 38 new cases of parking lot contracts were signed. From 2003 to 2020, 127 cases of signed parking lot contracts are still in force.
- In 2020, 89.51 million NTD of rent was received.

(2) Collaborate with other government organizations (units) to conduct improvement and utilization

- To facilitate the procedure and principles of handling of this service, comprehensive guidelines are set. On January 28, 2014, the MOF established the “Operating guidelines for National Property Administration, Ministry of Finance to collaborate with authorities to conduct improvement and utilization of national non-public use real estate.” On April 18, 2014, the NPA made the “Calculation method for National Property Administration, Ministry of Finance to collaborate with target enterprise authorities to set the ratio for benefit sharing earned from conducting the improvement and utilization of the non-public use national real estate” to facilitate the operation of the branches affiliated with the NPA and the target enterprise authorities. The guidelines have been adjusted according to actual practices.
- In 2020, 10 new cases of the improvement and utilization contracts were signed. From 2003 to 2020, 67 cases of signed the improvement and utilization contracts are still in force. There were also 33 cases in progress and 17 cases of construction and refurbishment. In addition, 17 cases are in the process of enterprise recruitment.
- In 2020, 342.88 million NTD of the royalty and land rent was received.

(三) 委託經營

1. 為辦理國有非公用財產經營業務。財政部 87 年 7 月 14 日訂定發布國有非公用財產委託經營辦法，嗣配合行政程序法之公布施行，財政部 89 年 11 月 8 日台財產改字第 8900030906 號函改訂「國有非公用財產委託經營實施要點」，繼續加強實施，並配合實務執行，陸續修正規定。
2. 109 年度新增委託經營 77 案，截至 109 年仍存續有效之案件 401 案，收取訂約及經營權利金 3 億 1,102 萬餘元。

(四) 參與都市更新

1. 國有土地配合政策，積極參與都市更新，分配更新後房地，可供政府機關辦公廳舍使用，解決興建財源不足問題，並增進資產價值。財政部 103 年 12 月 4 日修正「都市更新事業範圍內國有土地處理原則」，明定國有非公用土地參與都市更新分回房地優先評估作為中央辦公廳舍、社會住宅使用等，增加國有非公用土地參加都市更新之公益性。嗣考量分回之樓地板面積具一定規模者，再評估作為辦公廳舍使用較具效益，於 106 年 6 月 2 日再次修正，明定國有非公用土地參與都市更新權利變換可分回之房地樓地板面積達 2 千平方公尺以上者，評估作中央機關辦公廳舍使用，未達 2 千平方公尺或經評估不作中央機關辦公廳舍者，函住宅主管機關評估作社會住宅。

(3) Consigned operation

- To conduct national non-public use property operations, the MOF announced on July 14, 1998 that the Operation Guidelines of Consigned Operation of National Non-public Use Property to be implemented in accordance with the Administrative Procedure Act. According to the letter Tai-Cai Chan-Gai Zi No. 8900030906, on November 8, 1990, the MOF revised it into “Implementation Directions for Consigned Operation Business of National Non-public Use Property” to strengthen its continued implementation. The directions will be revised with reference to actual practices.
- In 2020, 77 consigned operation cases were added. By the end of 2020, 401 cases were still in operation, receiving royalty in the sum of about 311.02 million NTD.

(4) Participate in urban renewal

- In accordance with land policies, national land is an active component in urban renewal. After the renewal the buildings can be used by government organizations as offices, solving the problem of insufficient financial sources and increasing the property value. On December 4, 2014, the MOF revised “Disposal Directions for National Land Located within the Space of Urban Renewal Business”. It stipulates that the real estate allocated from the participation of urban renewal with national non-public use land be prioritized for use as central government offices and social housing to raise the public benefits of the urban renewal of national nonpublic use lands. The Principles were amended on June 2, 2017, taking into account the considerable floor area reallocation following urban renewal. The amendment stipulates that when national non-public use land participates in urban renewal, premises with a reallocated floor area of 2,000 square meters or above shall be used as offices of the central government upon review; for those less than 2,000 square meters or those not used for central government offices after review, a written request shall be submitted to the housing authorities for consideration as land for social housing.

2. 截至 109 年，國有土地累計已參與民間發起之都市更新事業案件 1,519 件，面積達 83.98 公頃。已分回 299 戶建物、345 席停車位，178 戶已標售，1 戶已標租；10 戶已撥用提供予臺北市、新北市政府作社會住宅；餘 110 戶經洽住宅主管機關無作社會住宅需求，視市場狀況，以標售、標租或以其他方式辦理活化，以增進國有財產運用效率。另進行中案件已完成選配且權利變換計畫已核定案件 48 件，預計可分回 361 戶建物、428 席停車位及權利金 5 億 6,806 萬餘元。

(五) 招標設定地上權

1. 國有土地以設定地上權方式提供民間開發使用，是政府保有土地所有權，創造收益之永續經營型態之一。財政部 99 年 1 月 7 日訂定「國有非公用土地設定地上權作業要點」，並應實務需要，陸續修正規定。
2. 109 年度公告招標 35 宗標的，標脫 18 宗，面積約 9.10 公頃，權利金決標總金額 463 億 4,200 萬餘元。

(六) 加強推動國有非公用土地配合引進綠能產業

1. 以提供申請開發(委託經營)、共同改良利用及標租等多元方式提供設置地面型太陽光電設施使用，推動情形如下：
 - (1) 提供申請開發(委託經營)：依國有非公用土地提供申請開發案件處理要點規定受理光電業者申請提供開發，於本署各分署同意提供申請開發，俟業者取得興辦事業計畫許可或土地開發許可後，再依許可開發範圍內國有非公用土地處理原則規定以國產法相關規定提供設置太陽光電發電設備使用。截至 109 年底，存續有效之國有非公用土地提供申請開發同意書 88 案(不含已獲准許可辦理委託經營案件)，面積約 892 公頃；已委託經營 8 案，面積約 280 公頃。

- By the end of 2020, there were 1,519 cases of national land participating in private urban renewal projects with an area of 83.98 hectares; 299 buildings and 345 parking spaces were obtained, 178 of the buildings were sold by tender, and 1 building is for lease by tender. In Taipei City and New Taipei City, 10 buildings were offered as social housing. The remaining 110 buildings were evaluated by the housing authorities as not for social housing; thus, they will be sold, leased by tender, or activated through other means depending on market conditions to increase the utilization of national property. In addition, other cases in progress have completed allocation and rights transformation, with 48 cases gaining approval. An estimated 361 buildings and 428 parking spaces will be obtained with the royalty of about 568.06 million NTD.

(5) Establishment of superficies by tender

- The establishment of superficies on national land for the use and development of private enterprises is a means to conserve government's superficies to create income sustainably. On January 7, 2010 the MOF made the "Operation Directions for Establishment of Superficies on National Non-public Use Land." It will continue to be revised with reference to actual practices.
- In 2020, 35 targets were tendered openly, with 18 tenders won at the area of 9.10 hectares. The total royalty of the tender award was about 46.342 billion NTD.

(6) Promote the use of national non-public use land in collaboration with the introduction of green energy industries

- Offer the installed ground-mounted PV Systems for use by means of the provision of development applications (consigned operation), joint improvement and utilization, and leases by tender; the implementation status is as follows:
 - * Provision of development applications (consigned operation): By accepting applications from solar photovoltaic power suppliers for development provision according to the requirements under the Directions for Provision of National Non-public Use Land Apply for Development, branches of the NPA grant consent to the provision of development applications. After suppliers have obtained the business establishment planning license or land development license, the NPA provides installed solar photovoltaic power systems for use based on the requirements under the Disposal Directions for National Non-public Use Land Located within the Authorized Space for Development in accordance with relevant requirements under the National Property Act. As of the end of 2020, there are 88 existing and valid provision of development applications for national non-public use lands (excluding projects with approvals for consigned operations) with an area amounting to approximately 892 hectares and 8 projects with approvals for consigned operations with an area amounting to approximately 280 hectares.

- (2) 共同改良利用：依國產法第 47 條第 2 項第 3 款及財政部國有財產署結合目的事業主管機關辦理國有非公用不動產改良利用作業原則規定，結合經濟部能源局或地方政府共同辦理國有土地改良利用，招選光電業者設置太陽光電發電設備使用。截至 109 年底，已辦理 2 案，面積約 190 公頃。
 - (3) 標租：財政部報奉行政院 108 年 3 月 19 日核定修正國有非公用不動產出租管理辦法，並於 108 年 4 月 25 日發布施行標租國有非公用土地設置太陽光電發電設備使用作業規定新增標租光電作業方式。截至 109 年底，共辦理 7 批次公告標租作業，完成簽約新竹市 1 宗、苗栗縣 1 宗、臺中市 3 宗、嘉義縣 3 宗、臺南市 1 宗、高雄市 2 宗共 11 宗土地，面積合計約 16.61 公頃。
2. 配合推動離岸風力發電政策，建立海域土地提供離岸式風力發電系統使用之相關處理方式，截至 109 年底，計核發 15 家海域土地提供申請籌設許可同意書及 14 家海域土地使用同意書。

*Joint improvement and utilization: According to Subparagraph 3, Paragraph 2, Article 47 of the National Property Act, and Operating Guidelines for National Property Administration, Ministry of Finance, to Collaborate with Authorities to Conduct Improvement and Utilization of National Non-public Use Real Estate, the NPA collaborates with the Bureau of Energy, Ministry of Economic Affairs, or local governments for national land improvement and utilization. Tenders are conducted to recruit solar photovoltaic power suppliers to use the installed solar photovoltaic power equipment. As of the end of 2020, 2 projects had been established, with an area amounting to approximately 190 hectares.

*Lease by tender: With the approval under the amendments to Guidelines for Lease Management of National Non-public Use Real Estate approved by the Executive Yuan on March 19, 2019, the Ministry of Finance published and implemented additional solar power lease methods by tender in the Operation Directions for Leasing of National Non-public Land through Open Tender for Solar Photovoltaic Power Generation Equipment on April 25, 2019. As of the end of 2020, a total of 7 groups of lease by tender announcements had been conducted, and contracts for one piece of land in Hsinchu City, one in Miaoli County, three in Taichung City, three in Chiayi County, one in Tainan City, and two in Kaohsiung City had been signed, with an area of approximately 16.61 hectares in aggregate.

- To support the promotion of policy on offshore wind power and establish relevant handling methods for providing the sea area land for the construction of offshore wind power system, a total of 15 agreements allowing application for preparation of establishment permit on sea area land have been provided and 14 agreements on the use of sea area land have been issued as of the end of 2020.



五、督導國有公用財產管理運用

(一) 加強督促各機關改善占用問題、健全公產管理，提升活化運用效益

1. 改善占用問題

- (1) 督促各機關訂定被占用不動產處理計畫，積極執行。
- (2) 透過相關會議或教育訓練，加強宣導人權兩公約保障居住權意旨。

2. 健全公產管理，提升活化運用效益

- (1) 輔導各機關活化運用資產空間：透過檢核及教育訓練，加強宣導各機關在不影響其公用目的使用下，積極提供利用或出租其資產空間。中央各機關 109 年活化運用收入約 391.4 億元。
- (2) 辦理教育訓練及薦派講師赴各機關講授國有公用財產管理、產籍管理、資產活化運用等課程，提升各機關財產管理人員專業知能。
- (3) 督導中央各主管機關持續檢討清理閒置、低度利用或不經濟使用之大面積國有建築用地及辦理活化，提升國有公用財產整體運用效益。截至 109 年累計收回 38 處、面積約 43.96 公頃，依法活化運用，並賡續就 24 處標的協商管理機關辦理變更為非公用財產移交本署接管。

(二) 辦理國有公用財產管理情形檢核

財政部訂定 109 年度國有公用財產管理情形與行政院及所屬機關、學校宿舍管理情形檢核計畫，函送主管機關及其所屬管理機關，據以實施書面檢核及實地訪查，落實管理績效，健全國有公用財產管理業務。

Supervision of the management and utilization of national public use property

(1) Enhance supervision of administration authority to resolve the problem of illegal occupancy, facilitate public property management, and promote the benefits of active utilization

- Resolve the problem of illegal occupancy
 - * Urge agencies to make property handling plan for illegal occupancy and execute it actively.
 - * Strengthen the publicity on the protection of residence rights, one of the key provisions in the International Covenant on Civil and Political Rights, through relevant meetings or education training.
- Facilitate the management of public property and promote the benefits of active utilization
 - * Counsel agencies to activate the utilization of property: Through inspection and education training, agencies are encouraged to actively provide for utilization or to lease the spaces of its property without affecting its public uses. In 2020, various agencies in the central government earned 39.14 billion NTD from active utilization.
 - * Sponsor education training and recommend instructors to agencies to lecture on the issues of property management, property cadastral management, active use of property, and more to promote the competence of property management personnel in each agency.
 - * Supervise and direct the competent authorities of the central government to clarify and examine large tracts of idle, inactively or uneconomically used national building land and revitalize them, so as to improve the overall utilization efficiency of national public use properties. By the end of 2020, a total of 38 sites with an area of about 43.96 hectares have been recovered, which have been revitalized and utilized in accordance with the law. The NPA has continued to negotiate with the administration authority to change 24 targets into non-public properties and transfer the management rights to the NPA.

(2) Inspect the management of national public use property

The MOF made the 2020 Conditions of National Public Use Property Management and the Inspection Plan for the Management of the Executive Yuan and its affiliated Agencies and School Dormitories. They were sent to the competent authorities and their affiliated agencies. With reference to the plans, written inspection and site inspection were conducted to consolidate the efficacy of management to complete the affairs of national public use property.

六、重要專案

(一) 執行「中央機關眷屬宿舍清查處理計畫」

由各機關依計畫所訂各項執行措施及期程，全面清查並處理、收回不符續住規定之眷舍。計畫期程自 106 年至 109 年，執行前(105 年底)原列管眷舍 4,191 戶，截至 109 年底，中央機關列管眷舍 3,465 戶，累計處理完成 726 戶，解除眷舍列管(即眷舍用途廢止，變更為非公用財產或變更為其他公用用途，不再以眷舍列管)。

(二) 執行「被占用國有非公用不動產加強清理第二期計畫」

109 年度規劃清查 2 萬 9,386 筆(錄)被占用土地、446 棟(戶)被占用房屋及處理面積 4,263 公頃被占用土地、75 棟(戶)被占用房屋。實際完成清查 4 萬 145 筆(錄)土地、482 棟(戶)房屋及處理面積 4,365 公頃土地、127(戶)房屋，超出年度預定目標。

(三) 推動國有非公用土地綠美化，增加民眾休憩空間

國有非公用土地依「國有非公用土地提供綠美化案件處理原則」規定，在無處分、利用計畫或機關申辦撥用前，提供地方政府及民間辦理綠美化，營造都市新風貌。截至 109 年，提供綠美化面積約 400 公頃，相當於 15.4 座臺北市大安森林公園，可吸收 CO₂ 排放，對環境保護及減碳具有成效。

Important projects

(1) Execute “Inventory of Family Quarters of the Central Government Agencies Project”

All agencies should check, handle and recover the dependents’ residences which are no longer eligible for continued habitation, in accordance with the measures and schedules of the plan. The timeline for the plan starts from 2017 and ends in 2020. Before the execution (at the end of 2016), originally there were 4,191 dependents’ residents monitored. By the end of 2020, there were 3,465 dependents’ residences monitored by central agencies and 726 dependents’ residences were handled, recovered, and no longer monitored (that is, the use of the residence has abolished, and they have been changed to non-public use properties or for other public use and no longer listed as monitored dependents’ residences).

(2) Execute “Phase II Plan for Strengthening Clean-Up of Occupied National Non-Public Use Real Estate”

In 2020, a survey regarding 29,386 plots (entries) of occupied land and 446 occupied buildings (households) of houses and the handling of 4,263 hectares of occupied lands and 75 occupied buildings (households) of houses were scheduled. Surveys of 40,145 plots (entries) of land and 482 buildings (households) of houses and the handling of 4,365 hectares of land and 127 buildings (households) of houses were actually completed, exceeding the annual estimated target.

(3) Promote the beautification and greenification of the national non-public use land to increase recreational land for people

In accordance with the “Disposal Directions for National Non-public Use Land Provided for Afforestation and Beautification Purposes” national nonpublic use land, which have not been disposed or appropriated for a utilization project or institutional use, should be provided to local governments to conduct greenification and beautification and construct a new urban landscape. By the end of 2020, 400 hectares were provided, equivalent to 15.4 Daan Forest Parks, for greenification and beautification. It can absorb CO₂ discharge, contribute to environmental protection and decrease carbon emissions significantly.

(四) 國軍老舊眷村土地處理

國防部報奉行政院核准列入改建總冊之國有土地，依國軍老舊眷村改建條例規定，其興建住宅社區或為處分，不受國產法有關規定之限制。國防部為借重對不動產處分之專業能力與經驗，經協商本署代為處理不動產之估價、標售事宜，並核定「國防部辦理國軍老舊眷村改建有關國有不動產委託財政部國有財產局估價及標售作業要點」為執行依據。截至 109 年，代為標脫國有土地為國軍老舊眷村改建籌得 1,909 億餘元。

(五) 編列預算修復經管之文化資產，落實文化資產保存

依文化資產保存法第 8 條第 2 項規定，公有文化資產，由所有人或管理機關（構）編列預算，辦理保存、修復及管理維護。本署經管之文化資產數量龐大（截至 109 年高達 309 處），除依相關法令規定持續活化利用外，對於尚未提供使用之文化資產，亦加強管理維護，爰本署自 108 年度起爭取編列經費，108 年度編列 2,000 萬元、109 年度編列 500 萬元，辦理其中 2 處歷史建築淡水木下靜涯及國定古蹟臺南三山國王廟 2 處文化資產之修復工作，已分別由本署北區分署及南區分署（臺南辦事處）委託當地文化主管機關辦理修復工程所需計畫研擬及工程發包作業。

(4) Disposition of old military dependents' villages

With the approval of the Executive Yuan, the Ministry of Defense was allowed to build or dispose the national land into residential zones listed in the record according to the Act for Rebuilding Old Quarter for Military Dependents, free of the restrictions set forth in National Property Act. The Ministry of Defense consulted the professionalism and experience of the NPA in disposing real estate. The NPA helped assess the price and selling by tender of real estate, and approved the “Guidelines to the Assessment and for Sale by Tender of Old Military Dependents’ Village and Reconstruction of National Real Estate entrust managed by the National Property Administration, Ministry of Finance” as guidelines for execution. By the end of 2020, it tendered the reconstruction projects of old military dependents’ villages and earned 190.9 billion NTD.

(5) Budget for the restoration of the cultural heritages managed by the NPA to secure the preservation of cultural heritages

According to Paragraph 2, Article 8 of the Cultural Heritage Preservation Act, owners or managing agencies (institutions) of public cultural heritage shall budget for and handle the preservation, restoration, management and conservation of such cultural heritage.

The NPA manages a large number of cultural heritages (as many as 309 in 2020). In addition to the continuous revitalization and utilization according to relevant laws and regulations, the NPA strengthened the management and maintenance of cultural heritages that have not been provided for use. Therefore, the NPA requested budgets since 2019 and received a budget of NT\$20 million and NT\$5 million for the restoration of 2 historic buildings, Kinoshita Seigai’s former residence and Tainan Three-Mountain-Kings Temple, in 2019 and 2020, respectively. The NPA’s Northern Region Branch and Southern Region Branch (Tainan Office) have commissioned the local cultural authorities to develop a restoration plan and contract out necessary construction.

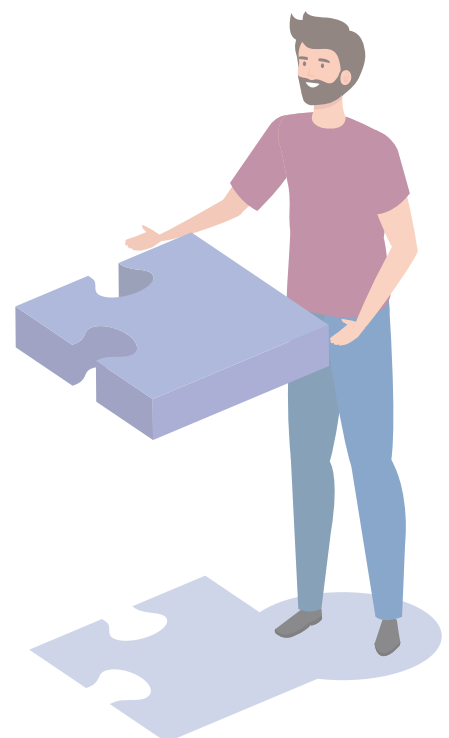
(六) 執行「加強推動結合目的事業主管機關共同改良利用國有非公用不動產業務計畫」

本署積極循國產法第 47 條規定，結合相關目的事業主管機關共同改良利用國有土地，舉凡興建營運觀光旅館、休閒渡假園區、遊憩區，及開發做商場、市場、轉運站、電影商城、軟體園區、產業專用區、長期照顧中心等，均有具體案例，藉由吸引民間資金及專業之投入，促成目的事業主管機關引進重要建設或產業，以活絡經濟、增加永續財源收入及政府各項稅收外，並提供民眾更優質的生活環境，達成政府整體多面向之績效呈現。為快速推廣本項業務，105 年 7 月 4 日訂定「加強推動結合目的事業主管機關共同改良利用國有非公用不動產業務計畫」，成立推動小組，加強追蹤管制共同改良利用案件進度，並複製成功經驗，以持续提升國有不動產活化運用效能，發揮支援產業及活絡經濟的功能。



(6) Execute the “Enhancement in Promoting the Collaboration with the Authorities of Target Enterprise to Conduct Joint Improvement and Utilization of National non-public use land of Non-public Use Real Estate Affairs Plan.”

The NPA strictly adhered to Article 47 of the National Property Act to collaborate with the authorities of target enterprises, in the matters of the construction of sightseeing hotel, leisure or vacation park, recreation zone, mall, market, bus station, cinema complex, software park, industrial zone, and long-term care center, to provide concrete cases to attract the investment of the private sector and professional capital to activate the economy and increase sustaining financial income and government revenue. The Plan also provides people with better quality of life and helps the government to achieve overall performance goals. To quickly implement this operation, on July 4, 2016 the “Enhanced Promotional Project to Collaborate with Authorities of Target Enterprise to Improve and Utilize Non-public Use National Real Estate Jointly” was made and a promotion team was formed to enhance the tracing and monitoring of the progress of joint improvement and utilization and copy successful experiences to promote the activation.



七、國有財產估價

(一) 估價方式

國有不動產之估價，依行政院核定之「國有財產計價方式」辦理，其中土地之估價，應逐筆參考市價查估；屬於取得開發許可範圍內之國有土地，以開發後之價值計估價格，並得減除部分開發成本；建築改良物價格，逐棟（戶）按其重建價格減除折舊後之餘額估計；國有區分所有建物及其基地價格，應一併查估。

(二) 估價機構

各區分署設估價小組，本署設估價委員會，負責國有財產價值之審核及評定，109 年度召開 12 次委員會議。

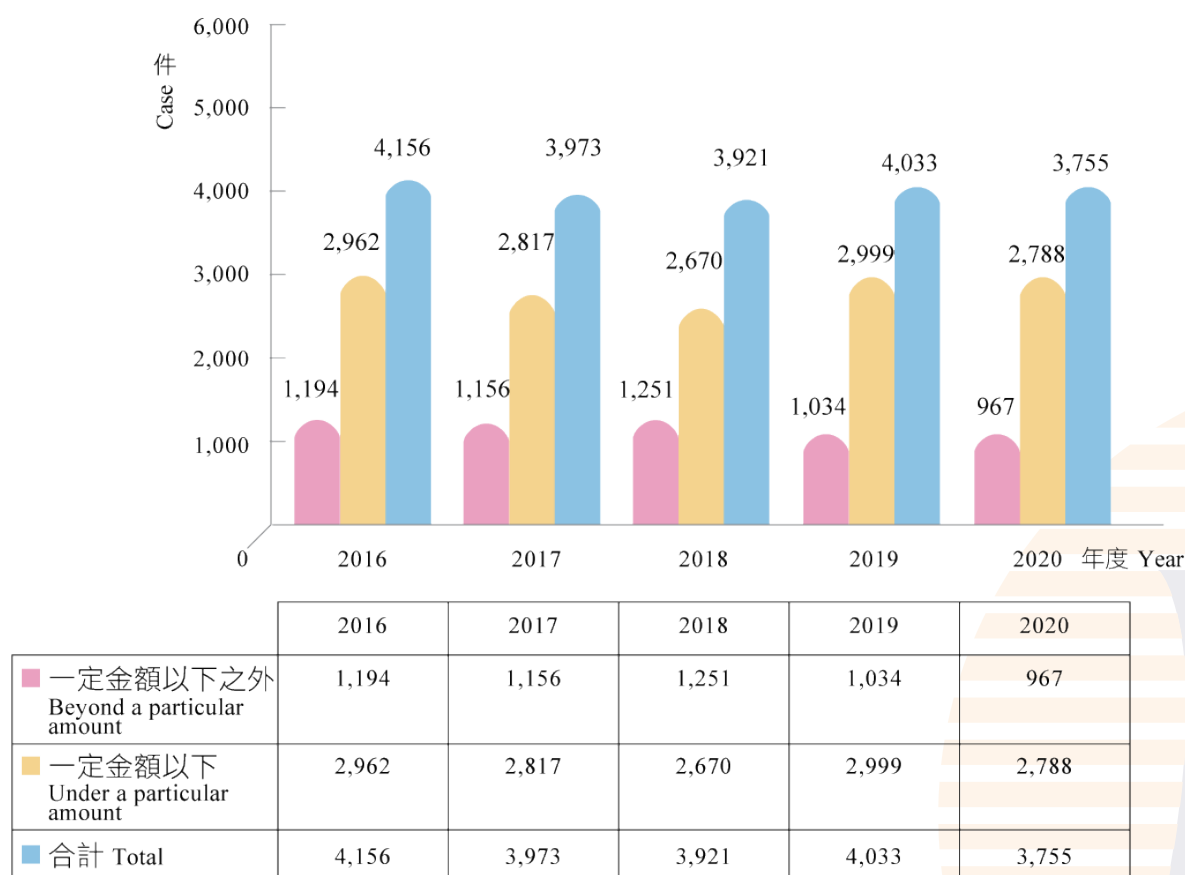


圖 4-18 最近 5 年辦理國有不動產估價案件
Chart 4-18 Assessment of national property cases in the past 5 years

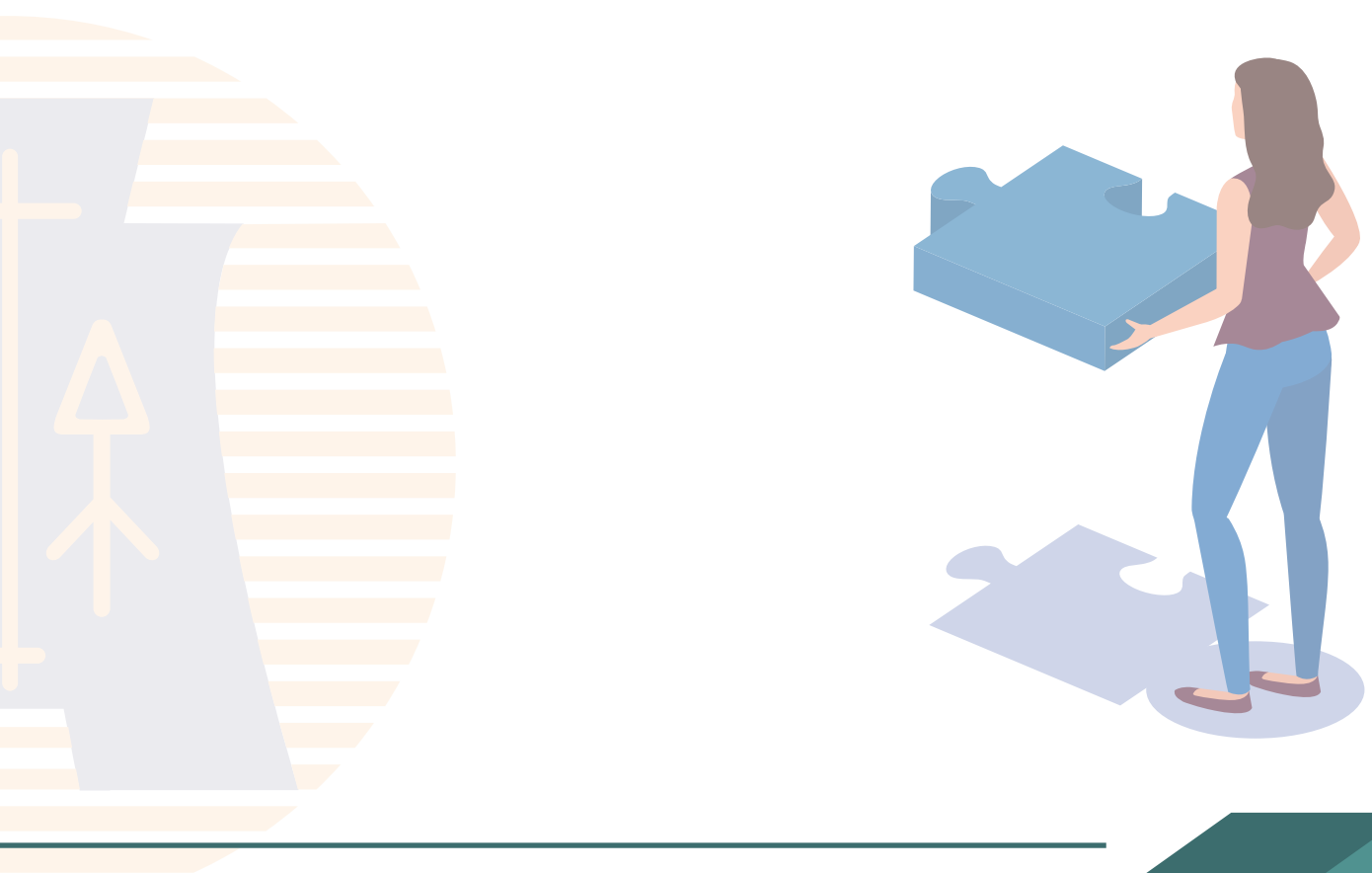
Assessment of National Property

(1) Methods of assessment

The assessment of national property was conducted according to the “Appraisal Directions for National Property” approved by the Executive Yuan. Land should be assessed individually with reference to the market value. National land which has obtained permits for development should be assessed with the value after the development. Part of the cost could be deducted. The price of improvements to buildings should be assessed individually, and calculated by deducting the depreciation from the cost of reconstruction. For national land, the price of land and buildings thereon should be assessed together.

(2) Assessment Institution

Assessment teams are established in each of the region branches in the NPA. Within the NPA, the Assessment Committee of National Property is responsible for the assessment and evaluation of the value of national property. In 2020, 12 committee members’ meetings were held.



八、推動國有財產業務電腦化

(一) 電腦主機軟硬體設備汰換、提升及維護作業

辦理本署電腦主機軟硬體 (包括 IBM、DELL 等 Microsoft 及 Linux 作業系統伺服器) 維護作業，及因應資安防護、辦公室自動化及推動節約能源措施，完成電腦設備採購建置。

(二) 前瞻基礎建設計畫－強化政府基層機關資安防護及區域聯防計畫

完成汰換個人電腦 (含筆記型電腦) 79 台、儲存設備 1 台及資安防護設備 2 台。

(三) 前瞻基礎建設計畫－建構公教體系綠能雲端資料中心 - 財政部資料中心設置整體計畫

1. 為達雲端共構及綠能雲端資料中心目標，108 至 109 年依計畫完成相關應用系統以整併移置或再造開發方式，全部建置於財政部雲端資料中心。
2. 配合財政部暨所屬辦理外網網路單一出口整合作業，本署暨所屬於 109 年 12 月 31 日完成對外網路切換，改為連接財政外網 GSN VPN，整合集中由財政資訊中心連接 Internet。

Promotion of the computerization of national property operations

(1) Computer software, hardware equipment replacement, upgrade and maintenance operations

Carry out the maintenance work of mainframe hardware and software (including IBM, DELL and other Microsoft and Linux operating system servers, etc.) of the NPA, and complete the purchase and implementation of computer hardware and software equipment.

(2) Prospective Infrastructure Design and Planning – strengthens cyber security and protection of the infrastructure and the districts domain joint-defense plan

A total of 79 personal computers (including notebook computers), 1 storage devices, and 2 information security devices have been replaced.

(3) Prospective Infrastructure Design and Planning – Construction of the Green Energy Cloud Data Center that constitutes the Public Education System Overall plan for the establishment of the MOF Data Center

- In order to achieve the goals of cloud integration and a green energy cloud data center, the NPA completed building relevant application systems in the cloud data center of the MOF by consolidation and reinstallation or reconstruction and development from 2019 to 2020 according to plan.
- Cooperate with the MOF and its affiliated units in performing the external network single outlet integration project, the NPA and its affiliated units completed the external network switch on December 31, 2020 and connected to the Ministry of Finance's external network GSN VPN for consolidation and concentration of Internet connection by the Fiscal Information Agency.

3. 國有財產估價資訊整合系統再造

- (1) 3 月 6 日完成資料移轉規格書確認，3 月 31 日完成系統開發，7 月 15 日完成系統功能確認，7 月 21 日完成平行作業計畫確認，9 月 10 日完成雲端技術特性驗測結果報告確認，9 月 16 日完成專案驗收。
- (2) 9 月 1 日至 10 月 31 日辦理系統平行作業，12 月 14 日完成系統正式上線。

4. 國有非公用財產管理系統擴充

- (1) 1 月 22 日完成第 1 階段系統擴充規格書確認 (勘查業務)，4 月 30 日完成開發，7 月 22 日完成功能確認，9 月 14 日完成系統上線，9 月 30 日完成歷年勘查成果檔轉檔確認。
- (2) 6 月 30 日完成第 2 階段系統擴充規格書確認 (水權、通行權、提供設置點狀及線狀公用設施、依特別法提供使用等業務)，7 月 6 日完成開發，9 月 4 日完成第 2 階段功能確認，9 月 23 日完成系統上線。

5. 逾期未辦繼承登記財產標售管理系統再造

3 月 6 日完成資料移轉規格書確認，5 月 21 日完成系統開發，8 月 17 日完成系統功能確認，9 月 11 日完成雲端技術特性驗測結果報告確認，9 月 30 日完成專案驗收，11 月 23 日完成系統正式上線。

6. 便民服務業務網站與署內網站系統再造案

- (1) 本案資料轉檔至財政部新機關網站部分，中區分署於 2 月 10 日完成轉檔及上線，北區分署於 2 月 24 日完成轉檔及上線，南區分署於 3 月 2 日完成轉檔及上線。
- (2) 4 月 28 日完成本案系統建置計畫及第 2 階段系統規格書確認，7 月 6 日完成系統開發，12 月 25 日完成系統功能確認，12 月 31 日完成系統正式上線。

- The reconstruction of national property appraisal information integration system
 - * The data transfer specification was confirmed on March 6; the system development was completed on March 31; the system functions were confirmed on July 15; the parallel task project was confirmed on July 21; the cloud technology feature inspection result report was confirmed on September 10; and the project check and acceptance were completed on September 16.
 - * The system's parallel task was conducted from September 1 to October 31, and the system was officially launched on December 14.
- Extension of national non-public property management system
 - * The phase 1 system extension specification (survey operation) was confirmed on January 22; the development was completed on April 30; functions were confirmed on July 22; the system was launched on September 14; and the historical survey result file was archived and confirmed on September 30.
 - * The phase 2 system extension specification (water rights, right of passage, provision, installation of spot and linear public facilities, and provision and use in accordance with special laws) was confirmed on June 30; the development was completed on July 6; phase 2 functions were confirmed on September 4; and the system was launched on September 23.
- The reconstruction of overdue inheritance registration property tender selling management system

The data transfer specification was confirmed on March 6; the system development was completed on May 21; the system functions were confirmed on August 17; the cloud technology feature inspection result report was confirmed on September 11; the project check and acceptance were completed on September 30; and the system was officially launched on November 23.
- The reconstruction of the citizen services website and internal website system
 - * For the data transfer of the project to the new website of the Ministry of Finance, the Central Region Branch completed the archive and launch on February 10, the Northern Region Branch completed the archive and launch on February 24, and the Southern Region Branch completed the archive and launch on March 2.
 - * The system establishment plan of the project and the phase 2 system specification was confirmed on April 28; the system development was completed on July 6; system functions were confirmed on December 25; and the system was officially launched on December 31

(3) 雲端技術特性驗測結果報告於 110 年 1 月 11 日完成確認，110 年 1 月 13 日完成專案驗收。

7. 勘測輔助系統再造建置

3 月 2 日完成資料移轉規格書確認，3 月 25 日完成系統開發，7 月 28 日完成系統功能確認，8 月 19 日完成雲端技術特性驗測結果報告確認，9 月 11 日完成專案驗收，9 月 14 日完成系統正式上線。

(四) 本署 109 年度應用系統開發、增修及營運作業

1. 國有公用及公司組織財產線上傳輸系統營運服務

為統合國家資產經營管理，強化國家資產運用效益，本署開發建置供各國有公用財產管理機關經由網際網路連線更新資料之線上傳輸系統。本案完成第 11 年系統營運管理作業，提供 4,541 個機關 (含基金) 雲端連線使用，並通過 ISMS 資訊安全管理系統驗證。

2. 國有公用財產管理系統網路版營運服務

配合原行政院研究發展考核委員會辦理「資訊改造整體規劃實施計畫」，本署開發本系統 (屬共同性行政資訊系統) 供全國各機關連線使用。本案累計推廣機關數共 549 個 (含基金)，並通過 ISMS 資訊安全管理系統驗證。

3. 國有公用及公司組織財產線上傳輸系統功能增修 (全國宿舍管理系統再造)

(1) 全國宿舍管理系統由原行政院人事行政局公務人員住宅及福利委員會開發，配合行政院組織改造於 101 年 2 月 6 日移撥本署，因系統架構老舊資安風險高，納入辦理系統再造。

- * The cloud technology feature inspection result report was confirmed on January 11, 2021; and the project check and acceptance were completed on January 13, 2021
- The reconstruction of survey aid system implementation
The data transfer specification was confirmed on March 2; the system development was completed on March 25; the system functions were confirmed on July 28; the cloud technology feature inspection result report was confirmed on August 19; the project check and acceptance were completed on September 11; and the system was officially launched on September 14.

(4) NPA system application development, revision, and operation in 2020

- The operations service for the on-line transmission system of national public property and property of corporations
To cope with the operations and management of the national property, the NPA worked to enhance the utilization of national property. The NPA developed and constructed the on-line transmission system for the use of every national property management system to update its information via the internet. The year 2020 marks the 11th year of operations for the system, which now provides online use for 4,541 agencies (including funds). The system is certified by ISMS information security management.
- The operation service for the web-based management system of national public property
In collaboration with the former Research, Development and Evaluation Commission, Executive Yuan to execute “The Implementation Project of Information Reform Overall Planning Project,” the NPA developed this system (which is compliant with the common administration information system) for the use of all agencies connected to it online. By the end of 2020, services were promoted to 549 agencies in total (including funds), and certificate of registration by information security management system.
- Function revision of the on-line transmission system of national public use property and property of corporations (nation-wide dormitory management system reconstruction)
 - * The nation-wide dormitory management system was initially developed by the Civil Service Housing and Welfare Committee, Central Personnel Administration, Executive Yuan. The system was transferred to the NPA due to the restructuring of the Executive Yuan on February 6, 2012. As the system structure was old and obsolete, with high information security risks, it was included for the system reconstruction.

- (2) 6 月 19 日完成系統增修規格書確認，8 月 7 日完成資料移轉規格書確認，8 月 20 日完成開發，11 月 13 日完成系統功能確認，110 年 1 月 4 日完成系統上線。

4. 本署國有非公用財產管理系統增修及 ISMS 認證

- (1) 因應嚴重特殊傳染性肺炎疫情，本署經管出租國有非公用不動產承租人 109 年全年應繳租金減收 20% 措施，於 5 月 11 日完成資料改算及增修功能上線。
- (2) 因應會計法刪除第 29 條條文，國有非公用財產處理減少部分，應計算「財產交易利益」或「財產交易損失」，於 7 月 8 日完成新增功能上線。
- (3) 配合 110 年 1 月至 6 月因應防疫需要租金減收 2 成政策，於 109 年 12 月完成相關設定檔設定，110 年 1 月 6 日完成租金減免改算及增修功能上線。
- (4) 推動本系統總署範圍 ISMS 認證作業
為辦理本署核心系統 ISMS 認證作業，11 月 13 日完成本系統資安現況訪談，12 月 1 日完成本系統資安管理現況與差異分析報告，12 月 31 日完成本系統風險評鑑報告。

5. 圖資平臺系統及國有土地地理資訊系統增修及圖資轉檔

- (1) 為期圖資共享及圖台共構，本系統除提供鑲嵌圖台供國有非公用財產管理系統介接定位使用外，配合其他系統再造，新增提供國有財產估價資訊整合系統介接鑲嵌圖台及製圖功能、提供切圖功能供勘輔系統介接使用，及於外網提供鑲嵌圖台供本署便民服務業務網站系統介接使用。

- * The system revision specification was confirmed on June 19; the data transfer specification was confirmed on August 7; the development was completed on August 20; system functions were confirmed on November 13; and the system was launched on January 4, 2021.
- Revision of the national non-public use property management system of the NPA and the ISMS certification
 - * In response to the outbreak of COVID-19, a measure for a 20% reduction to 2020 rental payables was adopted for lessees of leased national non-public use real estate managed by the NPA. The data recalculation was completed, and the revised functions were launched on May 11.
 - * In response to the deletion of Article 29 under the Accounting Act, “gains from property transactions ” or “losses from property transactions” shall be calculated for the reduced portion due to disposal of national non-public use properties. The additional functions were launched on July 8.
 - * In response to the policy of 20% reduction to the rental due to pandemic response measures from January to June 2021, the setting of the configuration file was completed in December 2020. The rental deduction recalculation was completed, and the revised functions were launched on January 6, 2021.
 - * Promote the ISMS certification

For the ISMS certification, an interview regarding the current status of the system’s information security was conducted on November 13. The current information security management status and variation analysis report of the system was completed on December 1; and the risk assessment report of the system was completed on December 31.
- Revision of the graphic information platform system, national land geographic information system, and graphic information archives
 - * In the hope of sharing graphic information and the joint structure of the mapping platform, the system provides a embedded platform for the national non-public use property management system to connect to for positioning and use. Together with the reconstruction of other systems, the system added a embedded platform and drawing functions for the national property appraisal information integration system to connect to, providing clipping functions for the survey aid system to connect to for use, and providing a embedded platform on the external network for the NPA’s citizen services website system to connect to for use.

- (2) 為因應業務需要，賡續辦理地政資料、地籍圖、彩色正射影像數值資料、全國都市計畫使用分區數值、非都市土地使用分區及國家公園使用分區數值檔、全國通用版電子地圖及地段外圍等轉檔作業。

(五) 辦理資通安全作業

1. 訂定本署 109 年度「資通安全維護計畫」，並於 108 年 12 月 31 日函送財政部。
2. 配合財政部辦理 109 年度政府資通安全通報演練 1 次，及惡意電子郵件社交工程演練 2 次。
3. 109 年度資通安全稽核作業於 7 月 20 日至中區分署辦理完成，本署 109 年度內部資通安全稽核作業於 8 月 28 日辦理完成。
4. 資通安全處理小組會議於 10 月 7 日召開，完成資通安全政策、資訊資產之可接受風險值、資通系統分級之妥適性檢視，及增修相關資安規定及表單。
5. 資訊設備資安健診作業於 10 月 16 日辦理完成，系統滲透測試作業於 12 月 29 日辦理完成。
6. 財政部資通安全稽核小組至本署辦理 109 年財政部資通安全實地稽核作業，於 10 月 23 日辦理完成。

- * To meet the requirements for operations, the NPA continued to carry out the file conversion land administration data, cadastral maps, color orthoimage numeric data, national urban planning use zoning numeric values, nonurban land use zoning and national park use zoning numeric file, Taiwan e-Map and section periphery image.

(5) Conduct cyber security operations

- The NPA's 2020 "Information & Communication Security Maintenance Plan" was formulated and submitted to the MOF on December 31, 2019.
- Cooperate with the MOF in performing the 2020 annual government information & communication security report drills and 2 malicious email social engineering drills.
- The 2020 cyber security audit was completed at the Central Region Branch on July 20; and the 2020 internal cybersecurity audit of the NPA was completed on August 28.
- The NPA's Information & Communication Security Response Unit meeting was held on October 7, 2020, to complete the information security policy, the acceptable risk value of information assets, the adequacy review of the information & communication security system classification, and the revision of related security regulations and forms.
- The cyber security check for IT equipment was completed on October 16; and the system penetration testing was completed on December 29.
- The cyber security audit team of the Ministry of Finance visited the NPA to conduct the 2020 on-site cyber security audit by the Ministry of Finance; and the audit was completed on October 23.

九、便民措施

本署各項施政計畫除須考量國庫權益外，更須符合民眾需求、顧及民眾福祉，以民眾之滿意度為指標，才能使各項服務措施均能讓民眾得到實惠。109 年度重要便民措施如下：

（一）廣續推動網路線上服務項目

服務 e 化一直是政府近年來推動為民服務工作的重點，本署及各分署網際網路網站系統與財政部全球資訊網整合，提供各種表單下載、線上查詢及 28 項線上申辦業務之服務，以全新介面供民眾依需求快速瀏覽、查詢所需資訊。

（二）擴大國有土地租金之繳納途徑

各分署為彌補人力不足，提升工作效率，已就國有土地租金繳納作業，採郵政劃撥方式辦理，另委託臺灣銀行、合作金庫運用關貿網路，辦理承租費用自動扣款作業之轉帳，實施成效良好。104 年 7 月起委託中國信託商業銀行透過便利商店、農漁會、匯款、轉帳等方式代收租金，承租人並可連結 e-Bill 全國繳費網線上繳費，或使用晶片金融卡，透過網路 ATM 轉帳繳納租金或使用補償金，並自 109 年 12 月 15 日起新增繳款管道，承租人可到本署各分署臨櫃以信用卡刷卡繳款，國有非公用不動產使用人將能更輕鬆便捷地完成繳款。截至 109 年，累計逾 193 萬件透過上述方式繳納，增進承租人繳租之便利性。

（三）辦理民眾意見調查，提升服務品質

各分署定期對洽公民眾辦理為民服務問卷調查，藉以了解民眾對本署暨所屬員工服務的滿意狀況，如涉有其他具體反映意見，一併予以妥適處理或函復。為深入瞭解民眾之建議或改進事項，並提高滿意度調查之信度與效度，特委託學術團體或專業機構協助分析調查結果，以瞭解民眾需求及滿意度。

Convenience measures

When executing administrative plans, in addition to considering the interests of national treasury, the NPA also works to meet the people's needs with consideration of their welfare. Important convenience measures implemented in 2020 are as follows:

(1) Continue to promote online service items:

Computerized services have always been the government's important item for serving people. Depending on the internet website of NPA and each region branch is integrated with MOF World Wide Web, provides new versions for people to browse efficiently to find the information they need. Now, all sorts of forms are eligible for downloading and online enquiry. A total of 28 service items can be applied for online.

(2) Expand ways for the payment of land rent

Solve the problem of insufficient human resources, each region branch accepted the payment of land rent with Post Office Giro Number. In addition, it also entrusted Taiwan Bank and Taiwan Cooperative Bank to use tradevan to conduct rent auto deduct by means of money transfer, accomplishing good results. Since July 2015, the NPA engaged CTBC Bank to collect rentals through convenience stores, farmers' and fishermen's associations, and remittance transfer. Lessees may also connect to the e-Bill website for making payment online. Paying rentals or use charges through a debit card or online ATM transfer is available as well. From December 15, 2020, new payment channels were added. Lessees may come to the counters of the NPA's region branches to use credit cards for payment. By doing so, users of national non-public use real estate may easily and conveniently make payments. As of 2020, there was an aggregate of 1.93 million payments made using the abovementioned methods; such methods improved the convenience for lessees to make rental payments.

(3) Conduct feedback survey to promote service quality

Each region branch regularly conducted questionnaires to understand people's satisfaction towards the services provided by our employees. If there are any substantial suggestions, they would be handled and replied to in writing. To thoroughly understand public feedback or items for improvement and promote credibility and reliability, academic or professional groups were entrusted to help analyze the results to understand people's needs and satisfaction.

(四) 推廣行銷國有財產業務，並辦理在地換訂租約及收租服務

本署管轄之國有土地分散於各縣市、鄉鎮，為節省民眾來回奔波之時間與金錢，各分署辦理跨區服務，並持續推動走動式服務，選擇偏遠地區，在地辦理收件、換訂租約及收租服務，同時推廣行銷國有財產法令、分送宣導資料、現場解答各項國產業務疑難問題。

(五) 實施代收人民申請案件措施及跨轄區簽訂租約服務

1. 為推動「一處收件，全程服務」之便民措施，各分署已實施代收人民申請案件之措施。民眾可以就近申辦不同轄區內之案件。本項措施除可便利民眾就近收件，節省洽公時間及金錢外，並可代為立即解答問題，避免多次補正之不便。
2. 本署各分署及辦事處共 18 個服務據點，共同成立跨轄區服務平台，為民眾提供跨機關申租案之通知繳款訂約、補正及代收後傳真轉寄等 11 項服務。



(4) Promote and market national property service and provide onsite lease signing and exchange and rent collection services

The land affiliated to the NPA is scattered around in various counties, cities, towns, and townships. To save people's time and money in transportation, each region branch provides cross-district services. They also promoted mobile services continuously. People could choose remote area or local applications, lease exchange and rent pay-in services. The branches would also promote the National Property Act, hand out promotional materials, and answer questions regarding national property.

(5) Collect people's applications and provide cross-district lease signing services

- To promote the convenient service of “single window collection for full service,” each region branch began to collect people's applications. People could apply for services in different districts. In addition to providing people the convenience of applying in their neighborhood to save time and money, this also allowed their inquiries to be resolved immediately rather than having to make repeated corrections.
- The NPA and the region branch have 18 service points in total, forming a cross-district service platform to provide people with notice for rent payment or lease signing, corrections, fax receive and transfer for interdepartmental applications, and other services with 11 items in total.



(六) 實施開標作業電腦化並透過網路提供國有土地標售資訊

1. 為使開標作業更加公開透明化，各分署網站同時提供「開標實況網路直播」服務，民眾不出門也可掌握開標情況。

標號	得標人	得標金額	備註
1	0	\$0	無人投標
2	0	\$0	無人投標
3	0	\$0	無人投標
4	0	\$0	無人投標
5	莊喻祺	\$250,400	得標
6	大家營造股份	\$300,960	得標
7	0	\$0	無人投標
8	0	\$0	無人投標
9	0	\$0	無人投標
10	0	\$0	無人投標
11	黃寶惜	\$181,000	得標
12	林福春	\$85,761	得標
13	0	\$0	無人投標
14	郭勝全	\$65,000	得標
15	亞學創新有限	\$1,080,000	得標
16	廣建停車場	\$2,100,168	得標
17	鼎新電腦股份	\$249,500	得標
18	財團法人新北	\$11,000	得標
19	張榮東	\$561,000	無效

本次109年度第17批國有非公用不動產開標結果清單，共領有15封標封，已全數開標完畢，謝。

2. 民眾標購國有土地時，無需再用電話洽詢索取招標文件，只要透過網路即可於線上查詢當期標售案件內容、相關土地位置略圖及照片；對於都市更新分回國有房地之標售，為吸引民眾投標意願，強化線上看屋服務功能。每一個案預估可節省民眾時間 1 小時至 8 小時不等，並達到全天候服務之功效。
3. 辦理招標公告時，增加公告招標之不動產連結 Google Map 電子地圖定位及全方位街景檢視功能。對欲參與標售土地之民眾具有節省時間、方便尋找標的確切地址之實際成效，提升招標數位化服務。

(6) Computerized tender opening and provide information of land sale by tender

- To make tender opening more transparent and open, each region branch provides “live broadcast of tender opening” at the same time. People can follow the updated conditions of bid opening from the comforts of home.
- When people purchase national land by tender, they no longer have to request tender document by phone. Instead, they can make online inquiries of the updated sale by tender cases, locations, and photos of the lands. Regarding the land allocated from urban renewal, the NPA improved online browsing of reallocated lands to stimulate tendering interest. It was estimated that each case could save people up to 1 to 8 hours of time. It even accomplished the efficacy of 24-hour service.
- Upon announcement of a tender notice, a link to Google Map and Google street view of the tendering real estate is added. This saves time for people interested in bidding the land, provides convenience for people to find the accurate location of the address, and promotes digitalized tendering service.



(七) 設置免付費專線及無線上網服務，並持續充實網站功能，提供民眾更貼切服務

1. 各分署於適當區域提供「I TAIWAN」無線上網服務，供民眾自行查詢、下載資料。
2. 查詢申請承租、承購國有房地辦理情形，可藉由免付費專線電話，或利用網際網路查詢。
3. 索取各類申請書表，可利用網際網路下載各種申請書表或填寫範例。

(八) 暢通與民眾線上溝通之管道，讓民眾暢所欲言

1. 網站設置電子信箱，受理民眾陳情事項，如民眾有國產相關問題、看法或者建言，均可透過電子郵件獲得回應，強化與民眾雙向互動與溝通。
2. 105 年 3 月 31 日成立「國有財產 e 點靈」社群網站專區，透過網路社群傳播施政資訊及各項活動等，以 Line 群組成立國產署小編團維護管理，與民眾建立良好互動管道，服務及解決民眾的需求，強化政府施政透明化。

(7) Set up a toll-free hotline, and free Wi-Fi services. The website functions were expanded continuously to provide more user-friendly services

- Each region branch provides suitable “i-Taiwan” wifi service for people to browse and download necessary information.
- Enquire status of applications of leasing and purchasing national real estate through free enquiry hotline or internet.
- Request and download application forms and samples for reference.

(8) Opened up communication channels between the NPA and the public to encourage feedback

- An email box on the website was set up to take public feedback. Questions or opinions regarding national property would be responded to by email. This service enhances the interaction and communications between the NPA and the public.
- On March 31, 2016, the social networking site national “national property e-click” property e-click was established to communicate information and activities of the NPA. Edited by a community of editors through a Line group, the site promotes interaction between the NPA and the public to provide services, resolve their needs, and strengthen transparent governance.





3. 用心經營臉書粉絲專頁，每月舉辦行銷活動推廣粉絲專頁及國產資訊，粉絲數及追蹤人數均逾 3 萬人。

(九) 發行電子報，提供國有財產業務最新訊息

107 年 6 月起定期發行電子報提供訂閱戶嚴選的國產業務最近動態，主題項目包括焦點專欄、招標訊息、法令宣導及政令宣導，並於各分署及辦事處以簡化紙本版供民眾取閱。

(十) 提供簡訊通知服務

針對申請承租、承購國有非公用不動產之申請人，各分署定時透過發送手機簡訊通知申請人相關訊息，提醒民眾注意其權益，頗獲好評。

- The dedicated FB fan page provides information on promotional sales and national property. In total, there are more than 30 thousand followers.

(9) Published e-Newsletter to provide latest news of the national property affairs

Starting from June 2018, e-Newsletter was published regularly to provide subscribers with the information on latest updates, including the focus issues, tender information, legal information, and policy announcement. In addition, simplified versions of newsletters were provided to people for free.

(10) Provided text message notification service

Regarding the applicants of the application for leasing and purchasing of non-public use real estate, the region branch inform applicants of related information with text messages to remind them of their rights. This service earned high acclaims.



(十一) 民眾申辦國有財產租、售業務，得免檢附戶籍、地籍謄本

業與地政及戶役政系統電子閘門連線，民眾申辦國產業務免附戶籍、地籍謄本，並於辦公場所公佈欄、服務櫃台及書表櫃張貼海報宣導，宣導民眾免附謄本。

(十二) 建立與農會、各鄉（鎮、市、區）公所租約資料交換機制

突破機關隔閡，延伸服務據點，透過跨機關協調，國有耕地承租人為辦理農保、第三類健保或國有土地承租人為申請災害救助，因租約遺失或未攜帶租約，免再洽本署所屬分署及辦事處補辦租約，直接由農會或受災地鄉（鎮、市、區）公所向各分署及辦事處傳真申請查調租約影本，節省民眾辦理租約補發之時間及費用。

(十三) 與地方行政機關聯合辦理公務行銷宣導

為提供民眾走動式優質服務，行銷國有財產創新服務措施，積極洽地方行政機關加入行動政府宣導服務，深入在地，貼近民眾，重視民眾意見回饋及參與。



(11) Public applications for services regarding leasing and purchasing of national property are exempt from providing household registration transcript and cadaster transcript

Since the NPA is already connected with the gateway of electronic household administration system, those applying for national property services need not present their household registration transcript and cadaster transcript. Posters are posted on office notice boards, help desks, and forms cabinets to announce updates and inform people about the matters.

(12) Establish exchange mechanism with farmers' associations and townships (town, city and district) offices regarding the lease information

The NPA has broken through barriers between agencies to extend its service points. With inter-agency coordination, when national farmland tenants apply for farmers' insurance or type 3 national health insurance, or when tenants of national land apply for disaster assistance, the applicant doesn't have to go to the branch office of the NPA to re-apply for the lease contract if they lost it or forget to bring it. The farmers' association or disaster-stricken township (towns, cities, and districts) can apply for a copy of the contract, saving the time and money involved in applying for reissue.

(13) Collaborate with regional agencies to hold business sales promotion

To provide quality mobile service and promote the NPA's innovative services, the NPA actively requested local government agencies to participate in government promotional services. This allows services to fit local needs and everyday lives, placing value on public feedback and participation.



（十四）積極辦理出租業務，協助各機關推動重大政策

1. 配合內政部及行政法人國家住宅及都市更新中心推動社會住宅政策，修正「政府機關或行政法人興辦社會住宅申請租用國有非公用土地或建築物相關作業說明」、「國有土地、國有房地（政府機關依住宅法興辦社會住宅用）租賃契約書」，並訂定「國有土地、國有房地（行政法人依住宅法興辦社會住宅用）租賃契約書」格式。
2. 配合行政院推動綠能政策，訂定「承租人申請將承租之國有出（放）租養（殖）地納入養殖漁業經營結合地面型綠能設施專案計畫推動範圍作業流程圖」及相關公函格式。
3. 配合文化部訂定「出資修復公有文化資產租金減免辦法」，鼓勵承租者出資修復公有文化資產，修正「承租人出資修復國有非公用文化資產依出資修復公有文化資產租金減免辦法規定申請租金減免作業流程」。

（十五）設置占用業務專區，守護國土

建置「占用業務專區」增加占用人申請占用複查管道並上傳占用人不詳清冊，由民眾參與協尋占用人身分，以符合電子化政府推動目標。

（十六）公開未辦理繼承土地標脫資訊，守護民眾財產

於網頁設置逾期未辦繼承登記土地或建築改良物待領標售價金專區，主動公開標脫資訊，解決民眾因繼承人意見相左、產權複雜及不諳法令致未辦理土地繼承登記，由地政機關列冊管理 15 年後移送本署辦理標售之標脫價金，保障繼承人權利。

(14) Actively conduct lease operations and assist different agencies to promote major policies:

- In response to the social housing policies promoted by the Ministry of Interior and National Housing and Urban Regeneration Center, the NPA amended the “Description of Applying for Renting National Non-public Use Lands or Buildings Related to Social Housing Built by Government Agencies or Independent Administrative Corporations” and “Lease Contract for National Lands and National Houses and Lands (used for building social housing based on the Housing Act by government agencies).” The NPA also established the format of the “Lease Contract of National Lands and National Houses and Lands (used for building social housing based on the Housing Act by government agencies).”
- In response to green energy policies promoted by the Executive Yuan, the NPA established a “flow chart for the promotional scope of lessees applying for a project plan that includes national farm (aquafarm) rented (let out) for aquaculture operations in a combination of ground-mounted green energy systems” and the format related to the formal letters.
- In response to the Ministry of Culture, the NPA established the “Regulations for Rental Reduction for Capital Contribution to the Restoration of Public Cultural Heritages” to encourage lessees to contribute capital for restoring public cultural heritages. The NPA also made amendments to the “flow chart for applying for rental reduction by lessees who contributed capital for the restoration of national non-public use cultural heritages based on the Regulations for Rental Reduction for Capital Contribution to the Restoration of Public Cultural Heritages.”

(15) Established the occupancy affairs zone to protect national land

The “occupancy affairs zone” was established to increase the re-inspection channels and upload the uncertain occupants list to allow people to help search for the occupants, while complying with the goals of government computerization.

(16) Announced tender information of un-inherited land to safeguard people’s property

The website established an “Unclaimed tender money for expired land inheritance registration or land construction improvement zone” to release the tender information openly. This resolved conflicts among inheritors, problems of complicated property rights, and unregistered land inheritance due to not understanding the relevant legal issues. The land administration agencies would manage the records for 15 years, after which it would be transferred to the NPA to evaluate the tender price to protect the inheritors’ rights.

（十七）因應嚴重特殊傳染性肺炎疫情紓困措施

因應嚴重特殊傳染性肺炎影響，為紓解民困，本署於 109 年 3 月 9 日就經管國有非公用不動產提供合法使用人租金緩繳措施。嗣因疫情影響層面廣大，本署依行政院 109 年 4 月 15 日核定辦理國有非公用出租不動產 109 年租金減收 2 成，並經財政部 109 年 4 月 21 日及 23 日同意本署委託經營、自行設定地上權國有非公用土地之經營權利金及地租（以下合稱非公用租金）比照辦理減收 2 成。另基於衡平性考量，報奉財政部 109 年 4 月 27 日核定各機關經管國有公用不動產依國產法第 28 條但書及財政部訂頒「國有公用不動產收益原則」規定出租或提供利用案件因應疫情之收益收入減收緩繳措施，減輕民眾及企業負擔。109 年紓困成果如下：

1. 國有非公用不動產租金緩繳：受理申請非公用租金緩繳 218 件，緩繳 2 億 2,262 萬元。
2. 國有非公用不動產租金減收：非公用租金合計減收約 7.2 億餘元。
3. 國有公用不動產租金減收：受益承租人 1.98 萬餘戶，租金減少約 6.16 億元。



(17) ★ Relief measures in response to the outbreak of COVID-19

In response to the effects of COVID-19, to provide relief to citizens, the NPA adopted delayed rental payment measures for legal users of national non-public use real estate managed and provided by the NPA on March 9, 2020. Due to the immense effects of the outbreak, the NPA reduced 20% of the 2020 rentals for national non-public use real estate leased as approved by the Executive Yuan on April 15, 2020. Furthermore, on April 21 and 23, 2020, the Ministry of Finance agreed that the 20% reduction shall also apply to the business royalties and land rentals (hereinafter referred to as “non-public use rentals”) arising from national non-public use lands consigned for operations or with superficies established by the NPA, accordingly. Moreover, considering the equity, measures of gains and income reduction and delayed payment were adopted for lease or usage provisions for national non-public use real estate managed by all agencies. These were approved by the Ministry of Finance on April 27, 2020, in response to the outbreak, according to the qualifying clause in Article 28 of the National Property Act and “Revenue Directions for National Public Use Real Estate” promulgated by Ministry of Finance to relieve citizens’ and enterprises’ burden. The relief achievements enacted in 2020 are as follows:

- Delayed payment for the rental of national non-public use real estate: The NPA accepted 218 applications for the delayed payment of non-public use rentals; the delayed payment amounted to NT\$222.62 million.
- Reduction to the rental of national non-public use real estate: The reduction to the non-public use rental is approximately NT\$720 million in aggregate.
- Reduction to the rental of national public use real estate: The measure benefitted over 19,800 lessees; the rental was reduced by approximately NT\$616 million

十、推動廉政業務

(一) 落實廉政建設方案，攜手共創廉能透明

為達成政府落實聯合國反貪腐公約願景，全力推動「廉能政府、透明台灣」之廉能政策主軸，讓民眾「安心」、「放心」，奠定廉政堅實基礎，積極配合執行「國家廉政建設行動方案」，以保持廉潔有效率之組織文化，並以愛心維護同仁尊嚴與正當權益，期能鼓勵同仁勇於任事，展現本署求新求變追求卓越之活力，積極為民服務。

(二) 利用廉政會報機制，研討業務興革建議

為貫徹廉能政治，端正政治風氣，提昇施政效能，依據「中央機關及地方政府設置廉政會報作業要點」規定，於 102 年 4 月 19 日訂定「本署廉政會報設置要點」，會報任務係督考廉政工作之規劃、執行與其他有關端正本署風紀及促進廉能事項。由本署署長兼任召集人、一級主管及各分署長擔任委員；為廣徵社會各界意見，並聘請外部委員。109 年 12 月 14 日召開 109 年廉政會報，會中提報本年廉政風險概況、廉政服務指標問卷調查結果，提升本署機關整體清廉滿意度。



Promotion of anti-corruption affairs

(1) Consolidate anti-corruption construction scheme to offer transparent and corruption free administration

To achieve the government's vision of implementing the United Nations Convention against Corruption, the NPA comprehensively promotes the "Clean Government and Transparent Taiwan" policy. The main focus of the impartiality policy is for citizens to feel secure and assured, setting a solid foundation for clean government. The NPA proactively cooperates and executes the "anti-corruption scheme for national construction" to maintain its uncorrupt and efficient organizational culture. Also, it attaches focus on maintaining employees' dignity and proper rights, encouraging employees to assume responsibilities and exert the NPA's pursuit of innovation and excellence and activeness in serving citizens.

(2) Propose suggestions to administration reform in anti-corruption committee meeting

To implement the anti-corruption politics, clean political culture, and promote administration efficacy, the "National Property Administration Anti-Corruption Committee Establishment Guidelines" was created on April 19, 2013 in accordance with the "Guidelines for the Establishment of Anti-corruption Committee in the Central Government Agencies." The committee's task was to supervise and evaluate the planning of anti-corruption works, execute work items related to uphold morale, and promote integrity of the NPA. The director-general was the chair of the committee, and the senior executive officers and the directors of branch offices were appointed as committee members. To invite suggestions from different sectors, external committee members were invited. On December 14, 2020, the 2020 Anti-corruption Committee was held. In the meeting, current anticorruption risks and the investigation results of the anti-corruption service index questionnaire were discussed to promote the satisfaction of the overall corruption free conditions of the institution of the NPA.

(三) 執行防貪預警建議，防杜適法疑義風險

為執行「防貪在前，肅貪在後」之廉政政策，針對有違法之虞或具潛在風險，並避免貪瀆案件發生，及早提出預警作為，阻斷適法疑義，避免同仁面臨後續司法機關介入調查之爭議困擾。

(四) 舉薦廉潔楷模選拔，樹立國產廉潔典範

為端正政風，樹立廉潔典範，激勵員工反貪倡廉之榮譽心與使命感，財政部訂定「財政部表揚獎勵廉潔楷模實施要點」，針對「拒絕請託關說」、「拒絕財物餽贈」、「拒絕飲宴應酬」、「協助反貪成效」、「協助防貪成效」、「協助肅貪成效」及「其他廉潔事蹟」等具有優良事蹟者得選拔為財政部廉潔楷模。本署北區分署桃園辦事處謝股長及中區分署雲林辦事處黃股長 2 人獲選為 109 年度財政部廉潔楷模。

(五) 多元反貪廉政宣導，深化反貪倡廉觀念

政風之良窳，素為國家競爭力指標之一，直接影響社會大眾對政府施政績效之評估。本署對廉潔政風之養成，不但注重員工例行考核，亦重員工平時表現，防微杜漸，預防於未然。除時常利用各種集會，灌輸同仁正確觀念，於公務上應守法重紀、注意操守、勇於任事、公正不阿，在生活上亦須做到恪守本分、謹言慎行。109 年辦理公職人員財產申報暨利益衝突迴避法宣導 3 場、不違背職務行賄罪專案宣導 10 場、圖利與便民法紀宣導 2 場及社會參與廉政宣導 3 場。

(六) 執行廉政倫理事案，落實廉政規範登錄

本署暨各分署、辦事處 109 年廉政倫理事件登錄件數 45 案。

(3) Execute anti-corruption alert suggestions to prevent illegal risks

To execute the anti-corruption policy of “Prevention of corruption before launching anti-corruption schemes,” advance alerts were given to prevent corruption cases from happening, avoid violations against the law, and prevent colleagues from the troubles of being investigated and the interference of judiciary.

(4) Held anti-corruption model selection to establish the exemplar of corruption free staff in NPA

To enforce government ethics, establish models of integrity, and encourage employees’ honor and sense of mission for anti-corruption and the promotion of impartiality, the Ministry of Finance established the “Regulations for Honoring Corruption Free Models.” Under the Regulations, persons with outstanding achievements regarding “refusing lobbying,” “refusing property as gifts,” “refusing banquet invitations,” “helping achieve anti-corruption goals,” “helping achieve the goals of corruption prevention,” “helping fight against corruption,” and “other conduct related to anti-corruption” may be elected as a “corruption-free role model” of the MOF. Section chief Hsieh from the Taoyuan office, Northern Region Branch, and section chief Huang from the Yunlin office, Central Region Branch of the NPA were elected as the 2020 the corruption-free role models of the MOF.

(5) Diverse anti-corruption campaign to strengthen anti-corruption concept

A corruption-free administration is an index of a country’s competitiveness. It affects the general public’s evaluation of the government’s administrative achievements. To cultivate anti-corruption in the NPA, attention is not only paid to routine evaluation of staff members but also their performances in ordinary times to prevent corruption from happening. In addition to educate staff of the proper concept to uphold their duties with integrity and responsibility with cases and in meetings, the NPA also encouraged them to conduct themselves properly and be careful with their words in daily life. In 2020, three promotional conferences were organized regarding the Act on Property-Declaration and Recusal of Public Servants Due to Conflicts of Interest, as well as 10 promotional conferences regarding the Anti-corruption Directive Project (“offering a bribe to ensure no breach of official duties”), 2 promotional conferences regarding the misuse of public power for private profit and citizen services, and 3 promotional conferences regarding social participation and clean politics publicity.

(6) Execute anti-corruption project and implement the registration of ethics guidelines for civil servants

In 2020, 45 anti-corruption cases of the NPA, region branches, and offices were registered in the data bank.

十一、制訂及研修有關法規

- (一) 109 年 2 月 12 日公告財政部職掌法令關有國有財產部分排除適用電子簽章法之條文。
- (二) 109 年 5 月 7 日與內政部會銜修正發布促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法，增訂主辦機關得酌予減免或准予緩繳應繳租金之事由，並配合「嚴重特殊傳染性肺炎防治及紓困振興特別條例」之施行期間。
- (三) 109 年 6 月 5 日修正國有公用財產管理手冊，增訂機關得依財產特性或管理需要，選定財產適當處黏訂財產標籤，並修正財產盤點作業程序，及授權本署訂定相關文件範例。
- (四) 109 年 6 月 23 日修正發布國有非公用財產委託經營實施要點，有條件放寬依本要點第 5 點第 1 項第 1 款及第 2 款規定辦理委託經營者，得申請同意其地上物辦理設定抵押權，及增訂相關配套措施，並修正委託經營契約年期由最長 20 年延長至 30 年，以配合目的事業主管機關產業發展需求，提供更有利投資環境，增加投資意願。
- (五) 109 年 7 月 17 日訂定核釋國有非公用不動產交換辦法第 6 條第 3 款後段規定「毗鄰或同一鄉（鎮、市、區）內」區位範圍認定之解釋令，與同條第 2 款後段規定為相同解釋，以作更有效之規劃利用，提高國有土地利用價值。
- (六) 109 年 8 月 13 日修正發布國有公用不動產收益原則，鬆綁各機關依依國有財產法第 28 條但書規定辦理國有公用不動產收益之相關規定，賦予管理機關更大彈性，以活化國有公用不動產，提升資產效益，創造國家永續財源。

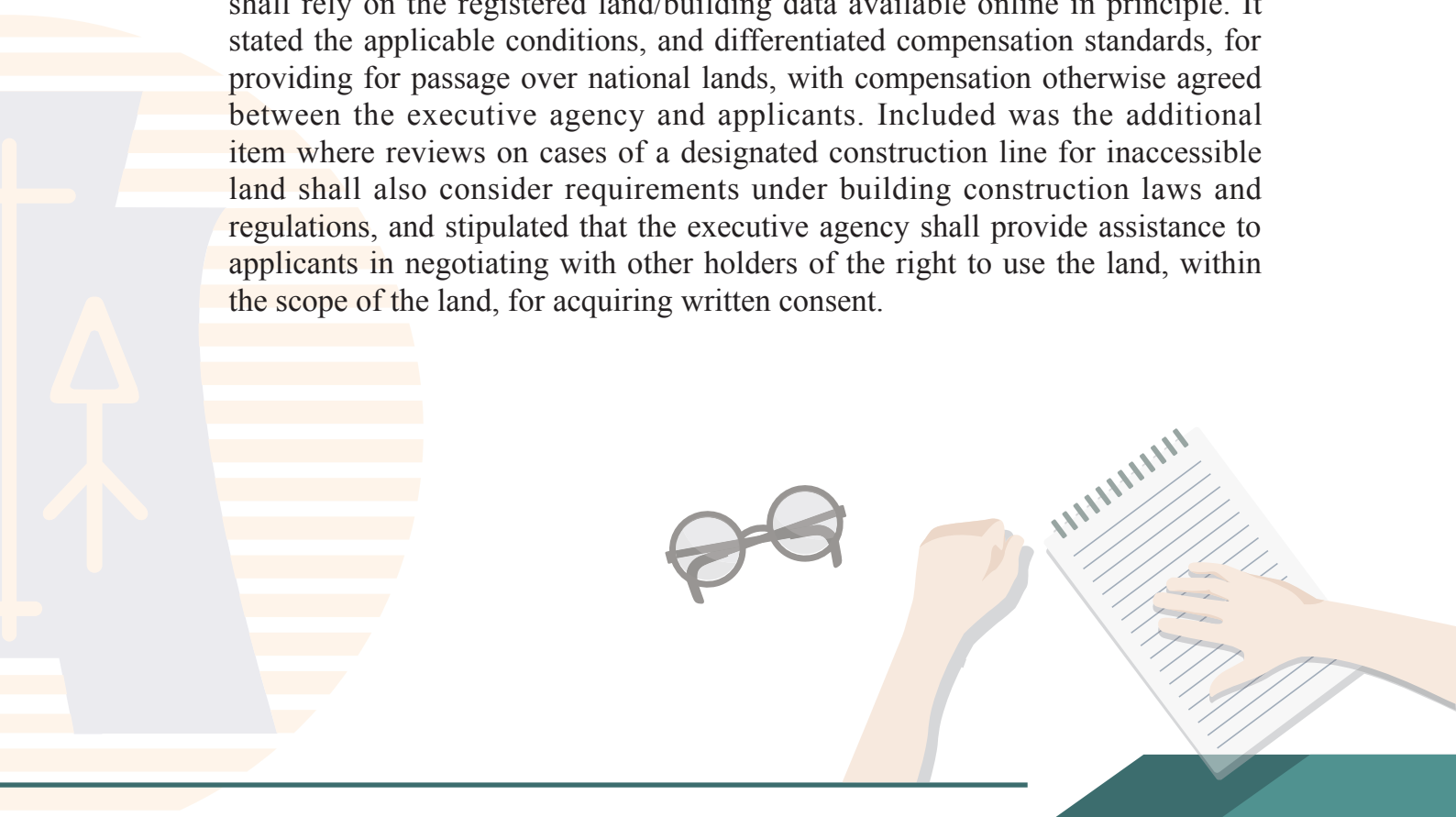
Promulgation and amendment of laws and regulations

- (1) “Certain articles of the laws and regulations under the MOF for national property administration were exempted from the implementation of Electronic Signatures Act” was announced on February 12, 2020.
- (2) “Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects” was amended on May 7, 2020 in collaboration with the Ministry of the Interior to allow the organizing entity to reduce or grant the late payment of rentals for enforcement in coordination with the “Special Act for Prevention, Relief and Revitalization Measures for Severe Pneumonia with Novel Pathogens”.
- (3) “National Public Use Property Management Handbook” was amended on June 5, 2020 to allow government agencies to attach the property label on the appropriate location of national property based on its characteristics or management needs; amendment to the procedures for property inventory; and authorization of the NPA to establish related documents and regulations.
- (4) “Implementation Directions for Consigned Operation Business of National Non-public Use Property” was amended and promulgated on June 23, 2020 to conditionally relax the provisions of Subparagraphs 1 and 2, Paragraph 1, Article 5 for allowing the approval of creation of mortgage for buildings and formulation of related support measures and for extending the duration of consigned operations from 20 years to 30 years to provide an environment more favorable for investments to incentivize investors’ coordination with the agencies in charge of the relevant industries based on the need for the development of related industries.
- (5) Approval of the interpretive rule pursuant to the latter part of Subparagraph 3 of Article 6 of “Regulations for Exchange Between National Non-public Use Real Estate and Other Real Estate”, which stipulates the term “Adjacency or Within the Same Townships (Cities or Districts)” shall be recognized to be consistent with that of the latter part of Subparagraph 2 of the same article for more effective planning and utilization to enhance the value of use of national land.
- (6) “Revenue Directions for National Public Real Estate” was amended and promulgated on August 13, 2020 to facilitate all agencies to make revenue from the national public use real estate in respect of the exclusion in Article 28 of the “National Property Act” by relaxing related provisions to grant greater flexibility for management agencies in order to revitalize the public use real estate, enhance asset efficiency, and create sustainable income sources for the country.

- (七) 109 年 8 月 27 日修正發布國有不動產撥用要點，增訂管理機關應於同意撥用文件敘明同意撥用之國有未登記建物面積或其單位及數量，以協助機關順利申撥國有不動產。
- (八) 109 年 9 月 3 日訂定核釋國有非公用不動產交換辦法第 6 條第 1 款規定「街廓」之區位範圍認定之解釋令，以都市計畫範圍內四週被都市計畫道路圍成之土地認定。
- (九) 109 年 11 月 18 日修正國有公用不動產變更為非公用財產作業注意事項，檢討本注意事項作業表件，以利實務執行。
- (十) 109 年 11 月 27 日修正宿舍管理手冊，修正職務宿舍供借對象，增訂機關應優先利用既有公有房舍建置所需職務宿舍，放寬國立大學校院以校務基金自籌收入經費建置職務宿舍之報核程序及興建面積上限，並整併各機關擬訂管理規定之報核程序，及修正家具、設備供借規定。
- (十一) 109 年 12 月 17 日修正國有非公用土地提供袋地通行作業要點，增訂審查袋地分割或讓與沿革以線上查調土地建物查詢資料為原則，及辦理機關與申請人另為約定有償提供國有土地通行使用之適用條件及差異化償金基準；增列指定袋地建築線案件得一併考量建築法令規定進行審查，及辦理機關應提供協助協調申請人取得土地範圍內其他使用權人書面同意情形。



- (7) “Directions for Appropriation of National Real Estate” was amended and promulgated on August 27, 2020 to request management agencies to state the area or the unit and quantity of unregistered national buildings approved for appropriation to facilitate agencies to smoothly appropriate national real estate.
- (8) Approval of the interpretive rule pursuant to Subparagraph 1 of Article 6 of “Regulations for Exchange between National Non-public Use Real Estate and Other Real Estate” on September 3, 2020, which stipulates the term “Block” shall be recognized as the land surrounded by urban planning roads within the urban planning area to facilitate implementation.
- (9) “Notice Items for Title Changes of National Public Use Real Estate to National Non-Public Use Property” was amended on November 18, 2020 to review the forms and documents of the Notice Items to facilitate implementation.
- (10) “Dormitory Management Handbook” was amended on November 27, 2020 to update the users of staff dormitory to request agencies to give priority to the use of existing public buildings to build staff dormitory to relax the request for approval procedures and upper limit on the building area of staff Dormitory built with the income realized from the endowment funds of national universities, unify the request for approval procedures in the management regulations of all agencies and amend the regulations governing the supply and lending of furniture and equipment.
- (11) “Operation Directions for Provision of National Non-public Use Land for Passage of Isolated Land” was amended on December 17, 2020. The amendment added that the review on a transfer or division of a piece of inaccessible land shall rely on the registered land/building data available online in principle. It stated the applicable conditions, and differentiated compensation standards, for providing for passage over national lands, with compensation otherwise agreed between the executive agency and applicants. Included was the additional item where reviews on cases of a designated construction line for inaccessible land shall also consider requirements under building construction laws and regulations, and stipulated that the executive agency shall provide assistance to applicants in negotiating with other holders of the right to use the land, within the scope of the land, for acquiring written consent.



伍、今後重要工作目標

本署主要業務，部分屬經常性及延續性者，如國有財產之接管、登記，國有非公用不動產之出租、出售、撥用等；部分具開創性或階段性者，如各個國有非公用土地改良利用專案等。對於前者，自當繼續並加強執行；對於後者，除正在執行中之各案應廣續加強推展外，並配合政策方向，或國家重大建設，或社會變遷趨勢，預為規劃，策訂方案，積極推動。而在執行中之不論經常性或階段性業務，隨時檢討改進。茲將本署 110 年度重要工作目標列舉於下：

一、研修相關規定

1. 宿（眷）舍管理規定。
2. 國有不動產撥用要點。
3. 國有非公用土地提供設置點狀及線狀公用設施使用要點。
4. 國有非公用邊際土地提供認養促進環境保護案件處理原則。
5. 國有非公用不動產被占用處理要點。
6. 國有非公用不動產出租管理辦法。
7. 國有非公用海岸土地放租辦法。
8. 國有非公用海岸土地放租作業程序。
9. 逾期末辦繼承登記土地及建築改良物標售作業要點。
10. 國有非公用文化資產標租作業要點。
11. 國有非公用財產委託經營實施要點。
12. 財政部國有財產署結合目的事業主管機關辦理國有非公用不動產改良利用之收益分收比例計算方法。
13. 都市更新事業範圍內國有土地處理原則。
14. 國有非公用土地設定地上權作業要點。

Present and future goals

Part of the major operations of the NPA are regular and continuous in nature, such as the take-over of national property, registration, lease of national non-public use real estate, sale, and appropriation. Some operations are innovative or periodic, such as national non-public use land for development and utilization projects. Regarding the former, it is necessary to continue and promote the execution. With the latter, other than projects in progress or the enhanced implementation of the projects, collaborating with the policy parties or major national construction or coping with trends of social change, the NPA should plan in advance and propose schemes for active promotion. Regarding both regular or periodic operations, the NPA reviewed and improved them immediately.

The work goals of the NPA in 2021 are as follows:

(1) Revise related regulations

- * Revise the regulations on the management of official (dependent) residences and apartments.
- * Directions for Appropriation of National Real Estate.
- * Revise the Directions for Use of Spot and Linear Public Facilities on National Non-public Use Land
- * Formulate the Directions for Provision of National Non-public Use Marginal Land for Adoption for Environmental Protection Purposes
- * Revise the Disposal Directions for Occupied National Non-public Use Real Estate
- * Revise the Regulations for Leasing of National Non-public Use Real Estate
- * Regulations for Leasing of National Non-public Use Coast Land.
- * Procedures for Leasing of National Non-public Use Coast Land.
- * Revise the Operation Directions for Competitive Selling of Land and Constructional Improvement due to No Person Applying for Succession Registration beyond a Time Limit.
- * Revise the Instructions for National Non-public Use Cultural Heritage for Lease by Tender.
- * Revise the Implementation Directions for Consigned Operation Business of National Non-public Use Property.
- * Revise the Interest rate calculation method for revenue earned from the improvement national non-public use real estate utilization conducted by National Property Administration in collaboration with the authorities of target enterprises.
- * Revise the Disposal Directions for National Land Located Within the Space of Urban Renewal Business
- * Revise the Operation Directions for Establishment of Superficies on National Non-public Use Land

二、研修作業手冊

1. 國有公用不動產變更為非公用財產作業手冊。
2. 國有公用不動產變更為非公用財產申報清冊填寫說明、範例、申辦案件檢附文件及相關作業流程。
3. 國有非公用不動產被占用處理作業手冊。
4. 國有非公用不動產交換作業手冊。
5. 國有非公用土地參與都市計畫變更作業手冊。
6. 國有非公用財產委託經營案件處理作業手冊。

三、推廣及輔導各機關使用「國有公用及公司組織財產線上傳輸系統」及「國有公用財產管理系統網路版」

持續辦理教育訓練，推廣各機關資料轉置及申請上線，輔導各使用機關建置更新國有財產產籍資料及填報國有財產量值統計相關表報資料，藉由 e 化管理財產，即時掌握國有財產管理相關資訊，提升管理效能。

四、辦理非公用財產產籍不合理值控管作業

督導各分署及辦事處辦理「有地政無產籍」、「有產籍無地政」及產籍管理情形資料不合理值釐整事宜，並透過非公用財產檢核相關機制，督促各分署及辦事處改進錯誤之作業方式，以健全產籍並減少產籍資料不合理值。

五、廢續督導各機關清理活化運用國有公用財產

- (一) 透過國有公用財產檢核及實地訪查，積極督促各機關健全國有公用財產產籍管理、改善占用問題及活化運用。
- (二) 透過宿(眷)舍管理情形檢核、實地訪查及教育訓練，督促各機關積極改善占用問題及收回不符續住規定之宿(眷)舍，落實宿(眷)舍管理，就無須公用者，騰空移交本署接管處理。

(2) Revise operation manual

- * Handbook on “Notice Items for Title Changes of National Public Use Real Estate to National Non-Public Use Property”
- * Declaration Record Filling Description, Examples, Documents to be Attached for Applications, and Relevant Procedures Regarding the Changes of National Public Use Real Estate to National Non-Public Use Property
- * Operation Manual for Handling Occupied National Non-Public Use Real Estate
- * Manual for the Exchange of National Non-public Use Real Estate.
- * Revise the Operating manual for national non-public use land to participate in urban planning
- * Revise the Operating Manual for Consigned Operation of National Non-public Use Property.

(3) Promote and counsel each agency to use ““On-line transmission system of national public property and property of corporations” and “Web-based management system of national public use property”

Continue to hold educational training and promote data transfer, and application online of each agency. Counsel each agency to establish and update new national property cadastral data and fill out national property magnitude statistics reports. With computerized property management, it allows real-time updates of national property management to promote administration efficacy.

(4) Conduct control operations of the cadastral map of national non-public use property

Supervise all branches and offices to clarify property “with land administration but without a cadastral map,” “with cadastral map but without land administration” and irrational cadastral data management. With non-public use property inspection mechanisms to supervise each branch and office, it improves error operating methods to reduce irrational value cadastral data.

(5) Continue to supervise each agency to clarify, activate, and utilize national public use property

- * With national public use property inspection and on-site investigation, we supervise each agency to complete the cadastral management, resolve the problem of occupation and activate utilization of national public use property actively.
- * Through on-site inspection and investigation as well as education training of the conditions of quarters management, the NPA supervises each agency to actively resolve the problem of occupation and retrieve (dependents) quarters not complying with the criteria for continual accommodation to consolidate quarters management. For those without any need for public use, they will be evacuated and transferred for management by the NPA.

六、賡續執行「被占用國有非公用不動產加強清理第二期計畫」，積極處理占用

依據行政院核定之「被占用國有非公用不動產加強清理第二期計畫」清查及處理被占用土地、房屋，並將大面積、高價值及涉及國土保安的占用列為優先處理標的。

七、推廣國有非公用邊際土地、文化資產認養及尚無處分利用計畫之土地綠美化

- (一) 為增進國有非公用邊際土地管理效益，達成環境永續經營，暨節省管理人力及經費，依「國有非公用邊際土地提供認養促進環境保護案件處理原則」，篩選邊際土地資訊，媒合環保團體提出申請認養，以促進環境保護。
- (二) 為促進文化資產活化利用，提升管理效益，持續媒合各界依「國有非公用文化資產認養維護要點」，申請認養本署經管之文化資產。另研訂國有非公用文化資產修復及管理維護中長程計畫，爭取文化資產穩定之修復及管理維護經費，落實文化資產保存法第 8 條規定。
- (三) 另針對尚無處分利用計畫之國有非公用土地，訂有「國有非公用土地提供綠美化案件處理原則」，無論是中央機關、地方政府、適當機構或設有代表人或管理人之非法人團體及自然人有代為整理環境或施作綠美化意願，均可提出申請，本署亦將賡續推廣，以節省管理人力及經費負擔。

(6) Continue to execute the “Phase II Plan for Strengthening Clean-Up of Occupied National Non-Public Use Real Estate” to handle occupation problems actively

According to the “Phase II Plan for Strengthening Clean-Up of Occupied National Non-Public Use Real Estate” of the Executive Yuan, the inspection and disposition of occupied land and houses, large area and high value land involved with national security will be disposed with first priority.

(7) Promote the adoption of national non-public use marginal land, cultural assets, and the beautification of land with no disposition and utilization plan

- * To promote the benefits, achieve sustaining operations of the environment, and save human resources and funds in management of national non-public use marginal land, according to the “Directions for Provision of National Non-public Use Marginal Land for Adoption for Environmental Protection Purposes” to filter information on marginal land. By matching environmental protection groups with suitable land, they are encouraged to apply for adoption to promote environmental protection.
- * To enhance the revitalization and utilization of cultural assets and improve management efficiency, the Administration has continued to encourage all walks of life to apply for the adoption of cultural heritages managed by the Administration according to the “Directions for Adoption and Maintenance for National Non-public Use Cultural Asset”. In addition, the Administration has studied and formulated the mid- and long-term plan for the restoration and management of national non-public use cultural heritages, and has striven for the stable restoration of cultural heritages as well as management and maintenance funds, to carry out the provision of Article 8 of the Cultural Heritage Preservation Act.
- * Regarding the national non-public use land without any disposition and utilization plan, the NPA established the “Disposal Directions for National Non-public Use Land Provided for Afforestation and Beautification Purposes”. Central government agencies, local governments, appropriate organizations, non-legal entities with representatives or managers or natural persons are all eligible to apply if they intend to beautify and tidy up the environment. The NPA will continue to save human resources and reduce the burden of funds in management.

八、辦理修復經管之新北市歷史建築「淡水木下靜涯舊居」及國定古蹟「臺南三山國王廟」修復作業

為加強經管之文化資產管理及保存，已於 110 年續為編列新北市歷史建築「淡水木下靜涯舊居」及國定古蹟「臺南三山國王廟」修復經費，並已協調地方文化主管機關協助辦理修復作業，將賡續積極執行推動修復工作，以符合文化資產保存法之精神。

九、加速處理抵繳遺產稅及贈與稅實物

為加速處理依遺產及贈與稅法施行細則第 51 條規定抵繳遺產稅及贈與稅款之實物，業訂定抵繳稅款實物加速處分計畫及抵稅國有不動產加速處理措施，就抵稅公共設施用地由本署各區分署、辦事處加強通知地方政府儘速辦理撥用，並加強辦理抵稅不動產、未上市且未上櫃公司股票、股份及權利之標售，另積極通知占用人或國私共有不動產之共有人依法承租、承購。為加速處理抵繳遺產稅之未上市且未上櫃公司股票，賡續委商辦理標售作業。

十、加強辦理國有非公用土地交換

透過國私有土地交換，可提高國有土地利用價值，並兼顧私有土地合理利用，實際解決民眾問題。

十一、加強辦理國有非公用不動產標租業務，促進土地利用

對於無處分利用計畫之國有非公用不動產，依國產法第 42 條第 1 項、國有非公用不動產出租管理辦法第 7 條及國有非公用不動產標租作業要點等規定加強辦理標租。另持續配合推動太陽光電政策及回應業者用地需求，選列適宜國有非公用土地定期辦理標租供民間設置太陽光電發電設備使用。

(8) Restore and manage the historical monument “Atsushi Kinoshita Mansion in Danshui” in New Taipei City and the refurbishment of national historical monument “Tainan San-Shan Kings Temple.”

To promote the management and preservation of cultural assets, the NPA has listed the budget for the restoration and refurbishment of “Atsushi Kinoshita Mansion in Danshui” and the national historical monument “Tainan San-Shan Kings Temple” in 2021. It also coordinates with local authorities of cultural management to help with the refurbishment. It will continue to execute refurbishment works to comply with the spirit of the Cultural Heritage Preservation Act.

(9) Speed up the handling of the payment of estate and gift tax objects

To speed up the handling of the payment of estate and gift tax objects according to the Article 51 of the Enforcement Rules of the Estate and Gift Tax Act, the NPA established a plan for the speedy disposition of surrendering objects for unpaid tax and speedy handling measures for the handling of national real estate. For land reserved for public facilities which are the payment in kind, NPA branches and offices will inform the local government to dispose the land speedily. With regard to the surrender of real estate, unlisted securities, the tender of share and royalty for unpaid tax will be handled promptly. In addition, occupants or co-owners of the national and private real estate will be notified quickly that they may lease or purchase the land according to the law. To speed up the handling of the surrender of unpaid tax with unlisted securities, we will continue to conduct tender.

(10) Promote non-public use land exchange

With the exchange of national and private land, it is possible to promote the land's utilization value while maintaining the reasonable use of private land to solve people's problems practically.

(11) Promote the lease by tender of national non-public use real estate to promote land utilization

For national non-public use real estate without any disposition or utilization plan, it will be handled according to Paragraph 1, Article 42 of the National Property Act, Article 7 of the Guidelines for the Lease Management of National Non-public Use Real Estate, and Operation Guidelines for the Lease by Tender of National Non-public Use Land to promote the lease by tender. In addition, the Administration continued to support the promotion of solar photovoltaic policies and respond to need for land use of the relevant companies, and selected suitable national non-public use land for regular lease by tender for the installation of photovoltaic equipment by private sector.

十二、加速辦理已移交本署接管之國軍營舍及設施改建基金納管不適用營地活化業務

為挹注募兵制財源，加速辦理國防部軍備局已變更為非公用財產移交本署接管「國軍營舍及設施改建基金」納管之不適用營地，並規劃以標售、設定地上權、參與都市更新、共同改良利用、有償撥用、標租等方式處分、收益。

十三、積極辦理招標設定地上權

依「國有非公用土地設定地上權作業要點」規定，選定交通便利、區位條件適合辦理設定地上權之標的，積極辦理。

十四、加強與目的事業主管機關共同改良利用國有土地

持續配合目的事業主管機關產業發展需要，積極提供國有土地共同改良利用，並因應市場及業務推展需要，適時檢討研修相關工作手冊及行政規則，舉辦業務檢討及標竿學習方式，加強人才培育及專業訓練，精進業務能力，提升整體專業知能。

十五、辦理本署辦公廳舍原址新建案

本署現有辦公廳舍屋齡超過 45 年，建物老舊且既有空間未符運用需求，辦理結構補強修復費用太高，為建構安全耐震建築，規劃循「財政部財政人員訓練所及其周邊國有土地合作開發案」模式辦理新建辦公廳舍。已依「中央政府機關辦公廳舍建置審核原則」規定向行政院陳報，經行政院核定在案，賡續辦理公告招商作業，期藉由民間企業經營效率，加速開發國有土地，達到提升國有財產運用、建置優質政府辦公廳舍及創造商機三贏目標。

(12) Speed up the handling of military quarters and facilities reconstruction funds transfer to the NPA and take over the management of the activation of inappropriate camp site

To balance the financial resources of the voluntary system of recruitment, we speed up the transfer of the modified non-public use property of Armaments Bureau Ministry of Defense to the NPA. We will take over the inappropriate land for camp site administered by the “Military quarters and facilities reconstruction funds.” We will dispose and earn with the planning of sales by tender, establishment of superficies, participate in urban renewal, joint improvement and utilization, appropriation with compensation, lease by tender and more.

(13) Conduct establishment of superficies actively

According to the “Operation Directions for Establishment of Superficies on National Non-public Use Land,” the establishment of superficies will be actively conducted on land with convenient transportation and district location.

(14) Promote joint improvement and utilization of national land with authorities of target enterprises

Continue to cooperate with authorities of target enterprises in development, we will provide national land for joint improvement and utilization actively. To cope with the needs of market and business promotion, we review operating manuals and administration regulations regularly. We sponsor business review and benchmarking to promote the cultivation of professional talents and professional training to elevate their professional know-how and professional knowledge.

(15) New Construction Project for the NPA’s Office Building at the Original Location

The office building of the NPA is over 45 years of age. The building is old and obsolete, and the existing space is not consistent with the usage requirements. Moreover, the repair expenses for structural reinforcement are too expensive. To construct a safe and shock-proof building, the NPA has arranged to build a new office building based on the model of the “Training Institute of Ministry of Finance and Its Surrounding National Land Cooperative Development Project of the Ministry of Finance.” The project has been submitted to the Executive Yuan in accordance with the requirements under the “Principles for the Review on Office Building Establishment of Central Government Agencies.” The Executive Yuan has approved the project. Therefore, the NPA subsequently announced the tender in the hope of facilitating the development of national lands by utilizing the operating efficiency of private enterprises, to achieve the target of joint success in improving the utilization of national properties, establishing premium government office buildings, and creating business opportunities.

十六、辦理愛國西路財政大樓結構補強(含室內裝修、屋頂防水及外牆整修等)工程

財政部愛國西路財政大樓於財政部搬遷至景美財政大樓後，短期將提供中央各部會改建辦公廳舍之中繼辦公室，為期進駐使用機關無安全之虞，本署將辦理結構補強(含室內裝修、屋頂防水及外牆整修等)工程，並擬具結構補強計畫陳報行政院，經行政院同意在案，賡續辦理公告招標作業。期於完成結構補強後，全面提升辦公大樓耐震能力及環境品質。

十七、擴大推動業務電腦化

(一) 業務電腦化發展目標

本署業務電腦化發展目標為整合跨機關網路資訊資源，提升國產業務效能，以及運用網路多元服務平台，提供優質 e 化服務。

(二) 在應用系統開發及推動方面

1. 賡續辦理「國有公用財產管理系統網路版」營運管理作業，以供全國國有公用財產經管機關連線使用。
2. 為即時更新國家資產資料，建立全國國有不動產資料庫，賡續辦理國有公用及公司組織財產線上傳輸系統營運管理作業。
3. 因應新舊系統轉換，辦理個人電腦端環境全面提升及舊系統下架停用。
4. 因應業務處理等作業需要，賡續辦理應用系統功能增修及維護作業。
5. 配合資通安全責任等級分級辦法，辦理國有非公用財產管理系統導入 ISO27001 資訊安全管理系統標準認證作業。

(三) 在軟硬體環境建置方面

1. 因應業務成長及辦公室自動化需求，採購及汰換相關電腦設備及軟體，賡續辦理電腦設備及電腦機房設施、線路維護，以及電腦軟體各項管理作業。
2. 配合資安政策，積極推動辦理汰換電腦主機，強化資安防護設備及導入政府組態基準 (GCB) 等。

(16) Structural reinforcement (including indoor decoration, roof waterproofing engineering, and external wall renovation, etc.) construction for the Finance Building on Aiguo West Road

After the Ministry of Finance was relocated to Jingmei, the Finance Building on Aiguo West Road will be used as temporary offices for other central government departments while their office buildings are under reconstruction. To ensure the safety of the building for use, the NPA will arrange for structural reinforcement (including interior renovations, roof waterproofing engineering, and external wall renovation, etc.) construction. The NPA prepared the structural reinforcement plan and reported it to the Executive Yuan, which has approved the project. Therefore, the NPA subsequently announced the tender for improving the comprehensive earthquake resistance and environmental quality of the office building.

(17) Expand computerization of operations

- Goals of computerization development

The development goal of computerization operations is to integrate inter-departmental network information and resources to promote the efficacy of national property operations. The upgrade in performance and use of network multi-service platforms provides quality e-service.
- The development and promotion of application system
 - * Continue the operation and management of “Web-based management system of national public use property” to provide online use for agencies of national public use property in Taiwan.
 - * To update national property information on real-time, we establish national real estate database to continue the on-line transmission system of national public property and property of corporations for operation and management.
 - * In response to the conversion between the new and old systems, the NPA performed a comprehensive upgrade of the environment for PCs, and removed and suspended the use of the old system.
 - * To handle NPA operations, we will continue to revise and maintain the functions of the application system.
 - * In response to the Regulations on Classification of Information Security Responsibility Levels, the NPA introduced the ISO27001 information security management system standard certification to the national non-public use property management system.
- Software and hardware construction
 - * In order to handle operation growth and the demands of office automation, the NPA will purchase and replace relevant computer equipment and software, maintain the computer equipment and computer facilities, networks and software.
 - * Cooperate with the information security policies, the NPA proactively promotes the replacement of computer mainframes, strengthens its information security protection equipment, and introduces the government configuration baseline (GCB)

陸、109 年度大事紀要

日期	大 事 紀 要
01.10	修正國有非公用土地參與都市計畫 (主要計畫) 變更作業手冊
01.16	修正國有非公用財產產籍管理作業程序第 12 點附件 8
01.30	訂定財政部國有財產署及所屬機關處理受贈財物事件作業程序
02.10	完成中區分署機關網站資料轉檔及上線
02.12	公告財政部職掌法令有關國有財產部分排除適用電子簽章法之條文
02.21	修正地方政府經管國有公用不動產相關收入解繳國庫作業要點第 6 點附表 2
02.24	完成北區分署機關網站資料轉檔及上線
03.02	完成南區分署機關網站資料轉檔及上線
03.05	修正國有非公用土地招標設定地上權作業手冊
03.12	編訂 108 年度國有財產總目錄
03.27	修正國有非公用不動產勘查作業程序，並自 109 年 4 月 15 日生效
05.01	中央各機關職務宿舍管理費收費基準經檢討予以維持
05.07	與內政部會銜修正促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法第 4 條、第 5 條條文
05.13	修正財政部國有財產署及所屬機關人員獎懲作業規定第 12 點、第 13 點
05.19	修正國有非公用不動產標售作業程序，並自 109 年 5 月 25 日生效
05.28	修正國有非公用財產委託經營案件處理作業手冊
06.05	修正國有公用財產管理手冊部分規定
06.22	修正財政部國有財產署處理抵稅實物專案小組設置要點第 2 點
06.23	修正國有非公用財產委託經營實施要點部分規定
07.17	訂定核釋國有非公用不動產交換辦法第 6 條第 3 款後段規定「毗鄰或同一鄉（鎮、市、區）內」區位範圍認定之解釋令
08.06	修正財政部國有財產署及所屬配合辦理增劃編原住民保留地作業手冊
08.06	修正國有財產會計制度
08.12	修正國有財產估價作業程序部分規定，並自 109 年 9 月 1 日生效

Major events in 2020

Date	Major events
Jan.10	Revised the Operating manual for national non-public use land to participate in urban planning (main plan)
Jan.16	Revised Appendix 8 of Article 12 of the Non-public use national property cadastration management operation procedure
Jan.30	Promulgated the “Procedures for Handling Events of Property Received as Gifts through the National Property Administration and Subordinated Agencies under the Ministry of Finance”
Feb.10	Completed the data archiving and launched the official website of the Central Region Branch
Feb.12	Announced the Certain articles of the laws and regulations under the MOF for national property administration were exempted from the implementation of Electronic Signatures Act
Feb.21	Revised Appendix 2 of Article 6 of the Directions for Transferring Earnings Related to National Public Use Real Estate Managed by Local Government to National Treasury.
Feb.24	Completed the data archiving and launched the official website of the Northern Region Branch
Mar.02	Completed the data archiving and launched the official website of the Southern Region Branch
Mar.05	Revised the Operation Manual for Establishment of Superficies by tender of National Non-public Use Land
Mar.12	Compiled the 2019 general catalog of national property
Mar.27	Revised the Operation Procedures for Survey of National Non-public Use Real Estate, and revision has become effective since April 15, 2020
May.01	Review and Keep the benchmark for the management fees of the staff dormitories of the central government agencies
May.07	MINISTRY OF THE INTERIOR; MINISTRY OF FINANCE Order is hereby given, for the amendment on Article 4 and 5 of “Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects”
May.13	Amended Article 12 and 14 of the “Requirements for Incentive and Punishment of Personnel from the National Property Administration and Subordinated Agencies under the Ministry of Finance”
May.19	Revised the Operation Procedures for Sale of National Non-public Use Real Estate through Tendering, and revision has become effective since May 25, 2020
May.28	Revised the Operating Manual for Consigned Operation of National Non-public Use Property
Jun.05	Revised the National Public Use Property Management Handbook
Jun.22	Amended Article 2 of the “Establishment Directions for the Project Team Handling Tax Payment in Kind by the National Property Administration under the Ministry of Finance”
Jun.23	Revised partial provisions of the Implementation Directions for Consigned Operation Business of National Non-public Use Property
Jul.17	Interpretive rule pursuant to the latter part of Subparagraph 3 of Article 6 of “Regulations for Exchange Between National Non-public Use Real Estate and Other Real Estate”, which stipulates the term “Adjacency or Within the Same Townships (Cities or Districts)” shall be recognized
Aug.06	Revised the Operation Manual for the National Property Administration and its Affiliated Units, MOF to Handle the Expansion of Aboriginal Reserves
Aug.06	Revised the National Property Accounting System
Aug.12	Revised the Operation procedure of national property evaluation, and revision has become effective since September 1, 2020

日期	大 事 紀 要
08.13	修正國有公用不動產收益原則
08.27	修正國有不動產撥用要點第 7 點
09.02	修正國有非公用財產產籍管理作業程序
09.03	訂定核釋國有非公用不動產交換辦法第 6 條第 1 款規定「街廓」之區位範圍認定之解釋令
09.03	訂定財政部國有財產署各分署辦理國有非公用不動產委託估價參考原則
09.14	完成勘測輔助系統建置案系統上線
09.21	修正財政部國有財產署處理人民陳情案件作業規定第 7 點、第 8 點、第 9 點
10.07	召開本署資通安全處理小組 109 年度會議
10.14	修正國有土地活化運用顧問輔導專案小組設置規定第 2 點
10.27	修正國有出租農業用地同意興建農業設施審查作業要點第 6 點、第 12 點、第 13 點及第 4 點附表 1、附表 2、附表 5
11.06	編訂 110 年度國有公用財產異動計畫
11.13	完成全國宿舍管理系統再造納入國有公用及公司組織財產線上傳輸系統之功能確認(110 年 1 月 4 日上線)
11.16	修正逾期末辦繼承登記土地及建築改良物標售作業要點部分規定，並自 109 年 11 月 27 日生效
11.18	修正國有公用不動產變更為非公用財產作業注意事項第 7 點附表 5、附表 6
11.20	修正國有非公用不動產勘查作業程序第 12 點
11.23	完成逾期末辦繼承登記財產標售管理系統再造上線
11.27	修正宿舍管理手冊部分規定
12.01	修正國有非公用土地配合地籍重測作業手冊
12.14	完成國有財產估價資訊整合系統再造上線
12.17	修正國有非公用土地提供袋地通行作業要點
12.25	修正國有非公用土地參與區段徵收作業手冊
12.25	修正國有非公用土地參與自辦市地重劃作業手冊
12.31	完成便民服務業務網站及署內網站系統再造上線
12.31	完成全署外網網路線路整併至財政部外網 GSN VPN

Date	Major events
Aug.13	Revised the Revenue Directions for National Public Real Estate
Aug.27	Revised Article 7 of the “Directions for Appropriation of National Real Estate”
Sep.02	Revised the Non-public use national property cadastration management operation procedure
Sep.03	Interpretive rule pursuant to Subparagraph 1 of Article 6 of “Regulations for Exchange Between National Non-public Use Real Estate and Other Real Estate”, which stipulates the term “Block” shall be recognized
Sep.03	Promulgated Reference Principles for the Commissioned Appraisal of National Non-public Use Real Estate by Branches of the National Property Administration under the Ministry of Finance
Sep.14	Completed online launch of the survey aid system implementation
Sep.21	Revised Article 7,8 and 9 of “Operation Directions for the National Property Administrator, Ministry of Finance Regarding the Processing of Complaints and Petitions”
Oct.07	The NPA’s Information & Communication Security Response Unit meeting in 2020 was held
Oct.14	Amended Article 2 of the “Establishment Requirements for the Consultancy Project Team of Land Revitalization and Utilization”
Oct.27	Revised Article 6, 12, 13, and Appendix 1,2 and 5 of Article 4 of the “Directions for Inspecting Facilities Permitted in Aquiculture Land of the Leasing National Non-public Use Land”
Nov.06	Compiled the 2021 modification plan for national public use property
Nov.13	Confirmed the functions regarding the inclusion of the on-line transmission system of national public property and property of corporations into the nation-wide dormitory management system (launched on January 4, 2021)
Nov.16	Revised the Operation Directions for Competitive Selling of Land and Constructional Improvements Due to No Person Applying for Succession Registration Beyond a Time Limit, and revision has become effective since November 27, 2020
Nov.18	Revised Appendix 5 and 6 of Article 7 of the “Notice Items for Title Changes of National Public Use Real Estate to National Non-Public Use Property”
Nov.20	Revised Article 12 of the “Operation Procedures for Survey of National Non-public Use Real Estate”
Nov.23	Completed online launch of the reconstruction of overdue inheritance registration property tender selling management system
Nov.27	Amended partial provisions of the "Dormitory Management Handbook"
Dec.01	Amended the “Operation Manual for Re-measurement of National Non-public Use Land in Response to Cadaster”
Dec.14	Completed online launch of the reconstruction of national property appraisal information integration
Dec.17	Revised the Operation Directions for Provision of National Non-public Use Land for Passage of Isolated Land
Dec.25	Revised the Operation Manual for National Non-public Use Lands Used for Zone Appropriation
Dec.25	Revised the Operation Manual for National Non-public Use Lands Used for Urban Land Readjustment Implemented by Private Sector
Dec.31	Completed online launch of the reconstruction of the convenience service operation website, internal network and internet websites of the NPA.
Dec.31	Completed the consolidation of the external network of the NPA to the external network GSN VPN of the Ministry of Finance



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