



## 國有非公用土地指定產業（長期照顧服務）公開招標設定地上權投標資格放寬，重啟招標作業

為利中央政府推動國家政策需要及掌握土地開發活化契機，財政部 113 年及 114 年兩度修正「國有非公用土地設定地上權作業要點」，增訂指定產業公開招標設定地上權之辦理方式，優先以長照產業辦理，並放寬指定產業公開招標設定地上權適用權利金底價占土地市價 2 至 7 成之投標人資格，以達成協助推動國家政策目的。配合相關規定修正，指定產業（長照）公開招標設定地上權招標文件調整投標人資格，開放公司法人、財團法人、社團法人等，其團隊具有可經營長照機構資格法人者，均可投標，且權利金底價以土地市價之 2 至 7 成計算，以鼓勵異業合作提高民間興辦意願。



## 跨機關攜手合作，簡化中央管河川區域外國有土地移交程序，提升國有土地管理效能

為中央管河川區域（下稱河川區域）國有土地管理事權統一、明確管理權責，本署與經濟部水利署（下稱水利署）分別於 112 年 7 月 6 日及 113 年 12 月 30 日召開雙首長會議達成共識，兩機關攜手合作，以簡化作業方式，加速本署經管河川區域內國有非公用土地及水利署各河川分署（下稱河川分署）經管河川區域外國有公用土地之移交及接管作業程序，雙方各自接管後，可分別依主管之法令規定就違規使用者進行排除占用或提起司法訴訟，或就民眾申請合法使用或各機關臨時性、緊急性之公務、公共需求辦理提供使用事宜，有效提升國有土地之使用效益並加強管理效能。

## 焦點專欄 / Focal columns

### Public Tender for Establishment of Superficies on National Non-public Use Land for Designated Industries ( Long-term Care Services ) Resumes, with Relaxed Bidding Qualifications

To facilitate the central government's policy initiatives and create opportunities for land development and revitalization, the Ministry of Finance amended the "Operation Directions for Establishment of Superficies on National Non-public Use Land" in 2024 and 2025. The amendments introduced procedures for establishing superficies through public tenders for designated industries, prioritizing the long-term care sector, and relaxed bidding qualifications for such tenders where the base price of the superficies fee is set at 20% to 70% of the land's market value. These measures aim to support the implementation of national policies. In line with the revised regulations, the tender documents for establishing superficies for designated industries ( long-term care ) have been adjusted to expand eligibility. Corporations, foundations, and juridical associations with teams qualified to operate long-term care institutions are now eligible to bid. The base price of the superficies fee remains set at 20% to 70% of the land's market value, encouraging cross-sector collaboration and enhancing private sector participation.

### Interagency Collaboration to Streamline the Delivery Process for National Land Outside Central Government-Managed River Areas, and to Enhance Land Management Efficiency

To unify the administrative authority and clarify responsibilities for managing national land within central government-managed river areas (hereinafter referred to as "river areas"), the National Property Administration (NPA) and the Water Resources Agency (WRA) of the Ministry of Economic Affairs held director-level meetings on July 6, 2023, and December 30, 2024, and reached a consensus to collaborate. Both agencies are working together to simplify procedures and expedite the delivery and take over of national non-public use land within river areas currently administered by the NPA, and national public-use land outside river areas administered by the WRA's River Management Offices (hereinafter referred to as "river offices"). Following the takeover, each agency will be able to exercise its authority under relevant regulations, such as removing illegal occupiers, initiating legal proceedings, handling applications for lawful use by the public, as well as meeting temporary or urgent public service needs by government agencies. This collaborative effort is expected to significantly improve the utilization and administrative efficiency of national land.





## Actively Providing National Land to Improve Tap Water Accessibility

To realize the President's vision of balanced regional development in Taiwan and to meet residential and industrial water needs, the National Property Administration (NPA) continues to assist government agencies and tap water providers in acquiring national land. This initiative aims to improve water supply infrastructure in areas lacking access to tap water, thereby creating a clean, safe, and stable living environment.

### 積極提供國有地，自來水使用好便利

為落實總統均衡臺灣之理念，滿足民生及產業用水需求，本署持續協助各機關及自來水事業單位取得國有土地，改善無自來水地區供水問題，打造乾淨、安全、穩定供水的生活環境。



## Major Renovation of Guangfu New Village Dormitories Adds Tourism Appeal to Wufeng

To attract private investment and revitalize Guangfu New Village, the Central Region Branch of the National Property Administration announced on December 30, 2024, the open bidding for former single's dormitories — previously managed by the K-12 Education Administration of the Ministry of Education — for cultural asset leasing by tender. Following the bidding and selection process, the project was awarded to Zhida Development Co., Ltd. The single's dormitories will be transformed into accommodations, craft workshop spaces, and a creative marketplace. The project is expected to make Guangfu New Village a new tourist attraction and enhance the appeal of visiting Wufeng.

### 光復新村宿舍大改造，增添霧峰旅遊趣味

本署中區分署為引進民間資源，活化光復新村，113年12月30日公告釋出範圍內原教育部國民及學前教育署經營單身宿舍辦理文化資產標租，經開標及評選結果，由知達開發股份有限公司得標，後續單身宿舍將改造為旅宿、工藝研習空間及創意市集，可望成為光復新村新興觀光景點，增添旅遊趣味。



## 法令宣導 / Announcement of legal amendments

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

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

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

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

### 114.01.08 修正「國有非公用土地設定地上權作業要點」

放寬指定產業公開招標案屬舉辦社會、文化、教育等公共福利或慈善救濟事業使用，適用權利金占土地市價二成至七成規定之投標人資格；增訂執行機關公開招標案之無償委託管理契約受託人符合一定條件下，得向執行機關申請終止契約，並繳交履約管理費用。

#### Amended the "Operation Directions for Establishment of Superficies on National Non-public Use Land"

Relax The eligibility requirements for bidders have been relaxed in public tender cases involving designated industries for social, cultural, educational, and other public welfare or charitable uses to allow the application of a superficies royalty rate of 20% to 70% of the land's market value. Furthermore, a provision was added stipulating that the trustee of a gratuitous entrusted management contract in a public tender case conducted by the executing agency may, under certain conditions, apply to the enforcement agency to terminate the contract and pay performance management fees.

### 113.10.28 修正「國有非公用不動產租賃作業程序」

簡化出租機關驗證立書人親自到場應備文件，達到簡政便民效果；另配合國有非公用不動產出租管理辦法第 18 條第 2 項、第 20 條第 2 項本文後段規定，原承租人可簽訂適用農業發展條例之農作地、畜牧地或養殖地租約，免再經查註及公告與受理申請程序，大幅簡化申租作業流程，保障原農民權益，並促進國有耕地有效利用。至國有出租造林地租金計收基準，配合中央林業主管機關為一致性規範，依林木採伐施業方法，按核准面積定額計收，簡化計價流程，以加速租地造林人申請採伐林木之作業流程。

#### Amendments to the "Operation Directions for Leaseholds of National Non-public Use Real Estate"

The amendments simplify the documentation required for verifying the presence of lease signatories, achieving the goal of streamlined and user-friendly processes. In alignment with Paragraph 2 of Article 18, and Paragraph 2 of Article 20 of the "Regulations for Leasing of National Non-public Use Real Estate," the original lessees can renew leases for agricultural, livestock, or aquaculture lands under the Agricultural Development Act without undergoing re-inspection, public announcements, or application procedures. These revisions significantly simplify the leasing process, protect the rights of original farmers, and enhance the effective utilization of national farmlands. Regarding the rental calculation standards for leased national afforestation lands, the amendments ensure consistency with the central forestry authority's guidelines. Rent is now calculated on a fixed rate based on the approved area and the prescribed silvicultural logging enforcement regulations, streamlining the evaluation process and accelerating the application procedures for afforestation leaseholders seeking silvicultural logging approvals.



## 招標訊息 / ITT ( Invitation to tender ) related information



**標售不動產**  
Sale of real estate by tender



**標租不動產**  
Lease of real estate by tender



**招標設定地上權**  
ITT for the establishment of superficies

## 政令宣導 / Announcement of decrees



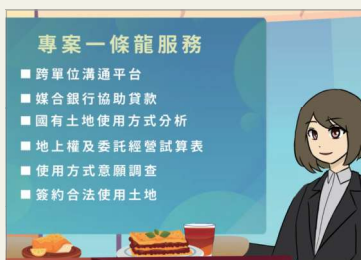
### 本署防範詐騙宣導專區官網網址

Webpage for the specialized anti-fraud education zone on the NPA's official website  
<https://www.fnp.gov.tw/multiplehtml/a4918260e376415c8cf1ad59c8f487e8>



### 攜手承租人共同防治登革熱

Working Together with Tenants to Prevent Dengue Fever



### 公私協力打造臺北行義路溫泉區新風貌

Public-Private Partnership to Create a New Look for the Xingyi Road Hot Springs Area in Taipei



### 國有土地招標設定地上權推動長照產業

Promoting the Long-Term Care Industry through Public Tendering for the Establishment of Superficies Rights on National Land